

# *PHASE I ENVIRONMENTAL SITE ASSESSMENT*

**IRS Federal Building  
106 South 15th Street  
Omaha, Nebraska 68102  
Building No.: NE0032ZZ**

**Prepared for:**  
General Services Administration  
Attn: Mr. Kevin Santee  
1500 East Bannister Road  
Kansas City, MO 64131  
March 30, 2001  
**MES Project No. MES-01-2001-0003**



**Marc Enviro Services LLC • 14532 Seward Street • Omaha, NE • (402) 492-8025**

***PHASE I ENVIRONMENTAL SITE ASSESSMENT***  
**106 South 15<sup>th</sup> Street**  
**Omaha, NE 68102**

**Table of Contents**

<b>1.0 INTRODUCTION.....</b>	<b>1</b>
<b>2.0 SITE DESCRIPTION.....</b>	<b>3</b>
2.1 SITE LOCATION AND VICINITY CHARACTERISTICS .....	3
2.2 LEGAL DESCRIPTION .....	3
2.3 IMPROVEMENTS.....	3
2.4 CURRENT AND PAST USE OF THE SITE .....	3
2.5 CURRENT AND PAST USE OF ADJOINING PROPERTIES .....	4
2.6 TOPOGRAPHY .....	4
2.7 GEOLOGY .....	4
2.8 HYDROLOGY .....	6
<b>3.0 RECORDS REVIEW .....</b>	<b>7</b>
3.1 ENVIRONMENTAL RECORDS REVIEW.....	7
3.2 HISTORICAL USE AND OWNERSHIP .....	14
<b>4.0 HISTORICAL RESEARCH .....</b>	<b>16</b>
4.1 LAND TITLE RECORDS.....	16
4.2 PROPERTY TAX FILES .....	16
4.3 AERIAL PHOTOGRAPHS .....	17
4.4 FIRE INSURANCE MAPS .....	17
4.5 CITY DIRECTORIES .....	19
4.6 BUILDING DEPARTMENT RECORDS.....	23
4.7 ZONING/LAND USE RECORDS .....	24
4.8 PRIOR USE INTERVIEWS .....	24
4.9 PRIOR INVESTIGATION REPORTS.....	26
4.10 HISTORICAL USE SUMMARY .....	26
<b>5.0 SITE RECONNAISSANCE .....</b>	<b>28</b>
<b>6.0 FINDINGS .....</b>	<b>31</b>
<b>7.0 OPINIONS.....</b>	<b>32</b>
<b>8.0 CONCLUSIONS AND RECOMMENDATIONS .....</b>	<b>36</b>
<b>9.0 LIMITATIONS.....</b>	<b>38</b>
<b>10.0 CERTIFICATION AND SIGNATURE .....</b>	<b>39</b>

## **1.0 INTRODUCTION**

---

Marc Enviro Services LLC. (MES LLC) has been retained by the General Services Administration of Kansas City, MO to perform a Phase I Environmental Site Assessment (ESA) on property identified as 106 South 15th Street (herein referred to as the Site). The assessment Site is located on the southwest corner of 15<sup>th</sup> and Dodge Streets, Omaha, Nebraska 68102. This ESA is an instrument of service for the exclusive use of our Client, their associated Government agencies and their lender(s) only. No third party may use this report, or any information contained herein. With the permission of the Client, MES LLC may authorize a third party to use this Report, and to rely on the information contained in this Report, but only to the same extent of the Client's reliance, and subject to the same contractual, technological, and other limitations to which the Client has agreed.

This ESA has been prepared to characterize existing environmental conditions on the subject property and to assess potential environmental concerns caused by activities/practices on adjoining and/or nearby properties. Conclusions and opinions have been based primarily upon background research, interviews and a site reconnaissance conducted on March 27, 2001. The background research included:

Review of recorded land records, examination of aerial photographs, interviews and review of the current United States Geological Society (USGS) Topographic Map of the area;

Review of Sanborn fire insurance maps, and photographic evidence from the Durham Western Heritage Museum;

Identification/location of known or suspected hazardous waste sites, permitted hazardous waste facilities, active/inactive solid waste facilities, nearby Resource Conservation and Recovery Act (RCRA) sites, nearby surface spill sites, and nearby registered underground storage tank (UST) and leaking UST (LUST) sites. The Client furnished these finds in a report prepared by VISTA.

This ESA was conducted in general accordance with American Society of Testing Materials (ASTM) Standard E 1527-00, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. According to the Standard, "... the goal of the processes established by this practice is to identify recognized environmental conditions. The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the

ground, ground water, or surface water of the property . . . even under conditions in compliance with laws."<sup>1</sup> More simply stated, "The purpose . . . is to identify, to the extent feasible pursuant to the processes prescribed herein, recognized environmental conditions in connection with the property."<sup>2</sup>

Adherence to this Standard is intended to allow the user (or owner) to fulfill the requirement that "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice,"<sup>3</sup> under the innocent landowner defense in Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), was conducted.

This ESA did not include an analysis or determination as to whether the Client or Site is in compliance with Federal, state, or local laws, statutes, ordinances, or regulations. These services also did not include identification or evaluation of asbestos, asbestos-containing materials (ACM), lead-based paint (LBP), radon, lead in drinking water, regulatory compliance, cultural resources, historical or archeological resources, industrial hygiene, health and safety, endangered species, indoor air quality, high voltage power lines, methane gas, or wetland identification/delineation. This ESA specifically excluded sampling or testing for the presence of hazardous substances, hazardous materials, hazardous wastes, petroleum, or polychlorinated biphenyls (PCBs).

It is important to note that this ESA does not constitute a guarantee or warranty of the environmental condition of the subject property. Additional stipulations concerning the findings of this report is discussed in Section 9.0 "Limitations".

---

<sup>1</sup>ASTM Standard E 1527-00, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, May 10, 2000, p. 1.

<sup>2</sup>ASTM Standard E 1527-00, May 10, 2000, p. 10.

<sup>3</sup>42 USC § 9601(35)(B)

---

## 2.0 SITE DESCRIPTION

### 2.1 SITE LOCATION AND VICINITY CHARACTERISTICS

The Site is identified as the property located at 106 S. 15<sup>th</sup> St., Omaha, NE 68102. The assessment site consists of a 14-story building situated on Lot 1 and the east 2/3 of Lot 2, Block 106. The property is approximately 132' (wide) and approximately 110' (long). The building has 120,431 square feet of floor space and has a footprint approximately 88' (wide) and 132' (long). The Site is situated on the southwest corner of 15<sup>th</sup> and Dodge Streets in the downtown area of Omaha, NE in the SW 1/4 of the NE 1/4, Section 22, Township 15 North, Range 13 East, Douglas County, Nebraska. The Site is zoned as Central Business District (CBD).

The assessment Site is identified within the zoning district and city limits of the City of Omaha.

### 2.2 LEGAL DESCRIPTION

The Site is described as Lot 1 and the east 2/3 of Lot 2, Block 106, Omaha, NE in the SW 1/4 of the NE 1/4, Section 22, Township 15 North, Range 13 East, Douglas County, Nebraska.

### 2.3 IMPROVEMENTS

A fourteen-story office building was observed during the Site reconnaissance. The building's front entrance is on the east facing 15<sup>th</sup> Street. Vehicle and material unloading docks are located on the west side of the building where access to the structure is available to maintenance and delivery personnel. An alleyway is located on the south side of the building. The Site has impervious parking and walking surfaces throughout.

The Site has electrical, sewer, telephone and water utilities. Storm water runoff leaves the Site via surface routing typically to the north and east. The adjoining property to the west of the Site includes a parking lot. North of the Site includes a multi-level parking structure and a hotel. South of the Site is a multi-level parking structure. East of the Site a building is located, which presently house small shops and restaurants. The [Site Vicinity Map - Figure No.: 01](#), which details the topography of the Site and the [Site Plan - Figure No.: 02](#), which details the layout of the property are included in the Appendix.

### 2.4 CURRENT AND PAST USE OF THE SITE

In researching the past use of this property, various sources were utilized. City Directories between the late 1800s and 1990 were practicably reviewable, and were therefore included in this report. The

Register of Deeds showed numerous property transfers between 1854 and 1870 when the United States of America purchased the Site.

The Site is located in a Central Business District area in the City of Omaha, NE. The property has a fourteen-story building with improved parking surfaces on the exterior and was occupied on the day of the reconnaissance. The Site was utilized by the Post Office, Customs, and the U.S. Army between 1870 and 1931 when the "Old Post Office" building occupied the Site. By 1935, the old building was torn down and the new Federal Building, the current structure, occupied the Site. The present structure at the Site was constructed between 1931 and 1935. Various Federal agencies held office space at the Site between 1931 and present.

The Register of Deeds, Sanborn Maps and City Phone Directories were used to make this determination.

## **2.5 CURRENT AND PAST USE OF ADJOINING PROPERTIES**

A visual inspection of the adjoining properties was conducted on March 27, 2001. This inspection revealed a Central Business District (CBD) with various shops, office buildings, a hotel, surface automobile parking lots, and multi-level automobile parking lots. Past uses included businesses typical of a CBD along with tenants, a gasoline station, and several dry cleaning shops.

Aerial photography, Site Reconnaissance and City Phone Directories were used to make this determination.

## **2.6 TOPOGRAPHY**

The Site is located on the United States Geological Survey (USGS) 7.5-Minute Series Omaha, North, Nebr. - Iowa, Topographic Quadrangle. The topographic quadrangle was dated 1994 with no photo revision dates. The property has an elevation near 1,935 feet above mean sea level (msl).

The topography can be seen on the [Site Vicinity Map - Figure 01](#) in the Appendix. The scale of this map is 1" = 2,000' and it has a contour interval of 10'.

## **2.7 GEOLOGY**

The Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Amdt and W.J. Bawiec, Geology of the Conterminous US, depicts the strata as:

Geologic Age Identification	
Geologic Code:	PP3
Era:	Paleozoic
System:	Pennsylvanian
Series:	Missourian Series

Rock Stratigraphic Unit	
Category:	Stratified Sequence

### Soils

The U.S. Department of Agriculture (USDA) Soil Conservation Service (SCS) is responsible for collecting, storing, maintaining and distributing soil survey information for private lands in the U.S. The SCS maintains the data in a system called STATSGO and this data depicts the site with the following characteristics:

Soil Component Name
Ida

Soil Surface Texture
Silt loam (0 inches to 60 inches).

Hydrologic Group
Class B - moderate infiltration rates.

Soil Drainage Class
Well drained.

The assessment site surface soils were mapped by the United States Department of Agriculture (USDA) Soils Conservation Service (SCS) and described in the *Soil Survey of Douglas and Sarpy Counties, Nebraska*. Surface soils mapped at the assessment site are as follows:

Map Symbol	Mapping Unit	Description
MoE	Monona silt loam	11 to 17 percent slopes

A copy of the Soil Survey Map for the Site and surrounding area is shown on [Figure No.: 7](#) and is included in the Appendix.

## **2.8 HYDROLOGY**

Groundwater migration is assumed to be generally in an east southeasterly direction at the Site. Local contours and the Missouri River would help influence this groundwater migration routing. Currently, surface water at the street level typically flows away from the Site towards the east.



## **3.0 RECORDS REVIEW**

---

As part of this ESA, various sources of information were queried in an attempt to determine and evaluate past and present activities on and in the vicinity of the subject Site that might cause environmental impacts on the Site. Multiple aerial photographs and the current USGS Topographic Maps were obtained, and regulatory database research by VISTA Information Solutions was performed. VISTA is a database search firm, specializing in records searches for ESA's. These efforts were performed in general accordance with ASTM Standard E 1527-00. The ASTM Standard recommends approximate minimum search distances (AMSDs) for each type of database search, which are stated in Section 3.1, and were utilized in our review.

Based on information found from the VISTA report, a further discovery was directed at determining the risks from adjacent properties. Of concern were the various leaking underground storage tanks (LUSTs) within close proximity to the Site. The effort focused on reviewing information obtained from the Nebraska Department of Environmental Quality. The findings are summarized in this section under Leaking Underground Storage Tanks and opinions as to the affect on the Site, from these LUST sites, can be found in Section 7.0 Opinions.

### **3.1 ENVIRONMENTAL RECORDS REVIEW**

The databases discussed in this section, provided by VISTA Information Solutions (VISTA) were reviewed for information regarding documented and/or suspected releases of regulated hazardous substances and/or petroleum products on or near the Site. MES LLC also reviewed the "unmappable" listings within the database report, cross-referencing available address information and facility names. Unmappable sites are listings that cannot be plotted with confidence, but are identified as being located within the general area of the Site based on the partial street address, city name, or zip code. In general, a listing cannot be mapped due to inaccurate or incomplete address information in the database that was supplied by the corresponding regulatory agency. Any listings from the unmappable summary which were identified by MES LLC as a result of the area reconnaissance and/or cross-referencing to mapped listings are included in the corresponding database discussion within this section.

#### *Federal Database Reviews*

##### *National Priorities Listing (NPL) – Environmental Protection Agency Superfund List*

The NPL is a subset of the CERCLIS and lists over 1,200 properties that are ranked as high priority for cleanup under the Superfund program.

Source: USEPA NPL database updated July 1999.

Neither the Site nor other properties within a one-mile radius of the Site are listed on the Federal NPL.

*Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List*

The CERCLIS List is a compilation of known and suspected uncontrolled or abandoned hazardous waste sites which are, or were, under investigation by USEPA but have not been elevated to the status of a Superfund (NPL) site. CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites, where following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Superfund action. The VISTA report does not distinguish between CERCLIS and CERCLIS-NFRAP and cannot be designated as such in this report.

Source: USEPA CERCLIS database updated May 1999.

The Site is not listed on the CERCLIS database.

A review of the CERCLIS list, as provided by VISTA, has revealed that there are four CERCLIS properties within approximately 0.5 miles of the Site. A review of MES LLC's records revealed information on several of the CERCLIS sites. The CERCLIS facilities and gathered information are listed below.

<b>CERCLIS Facility Name</b>	<b>Facility Address</b>	<b>Notes</b>
US Army Corps of Engineers Chemical Materials Quality	420 South 18 <sup>th</sup> Street Omaha, NE Vista Map ID 19	The discovery phase completed in June 1987.
Inland Manufacturing	1108 Jackson St. Omaha, NE Vista Map ID 32	The discovery phase completed in August 1980. The preliminary assessment was completed in 1984.
Omaha Lead	I-480 & Abbott Drive Omaha, NE Vista Map ID 34	The discovery phase completed in September 1998. A unilateral administration order was completed in August of 1999 and negotiations were completed September 1999.
Celltile Co.	803 S. 15 <sup>th</sup> St. Omaha, NE Vista Map ID 39	Celltile Co. is approximately 1/2 mile south or down gradient from the Site.

### *Corrective Action Report (CORRACTS)*

The Resource Conservation and Recovery Act (RCRA) program identifies and tracks hazardous wastes from the point of generation to the point of disposal. The CORRACTS database identifies hazardous waste handlers with RCRA corrective action activity.

Source: USEPA CORRACTS database updated May 1999.

The Site is not listed on the CORRACTS database.

A review of the CORRACTS list, as provided by VISTA, has revealed that there is one CORRACTS property within approximately 1.00 mile of the Site. The CORRACTS facility is listed below.

<b>CORRACTS Facility Name</b>	<b>Facility Address</b>	<b>Notes</b>
Union Pacific Railroad Co.	9 <sup>th</sup> & Cass Street Omaha, NE Vista Map ID 38	A RCRA facility investigation was recommended following a RCRA facility assessment.

### *Resource Conservation and Recovery Information System (RCRIS)*

The Resource Conservation and Recovery Act (RCRA) program identifies and tracks hazardous wastes from the point of generation to the point of disposal. The RCRIS database tracks those facilities that generate, transport, treat, store, and/or dispose of hazardous materials as defined by RCRA. A TSD transports, stores and/or disposes hazardous waste. A SQG is a small quantity generator and a LQG is a large quantity generator of hazardous waste.

Source(s): USEPA/NTIS RCRIS database updated May 1999.

The Site is not listed on the RCRIS database as a TSD, SQG or a LQG.

A review of the RCRIS-SQG list, dated May 1999 has revealed that there is one RCRIS-SQG property within approximately 0.25 miles of the Site. There are no RCRIS-LQG or RCRIS-TSD properties within the ASTM minimum search radius of the Site. The RCRIS-SQG facility is listed below.

<b>RCRIS-SQG Facility Name</b>	<b>Facility Address</b>	<b>RCRIS Designation</b>
General Services Administration	215 N. 17 <sup>th</sup> Street Omaha, NE Vista Map ID 6	RCRIS Small Quantity Generator.

### *Emergency Response Notification System (ERNS) Database*

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil and hazardous substances.

Source(s): USEPA/NTIS ERNS database updated December 1998.

Neither the Site nor properties within an eighth-mile are listed on the ERNS database.

#### *State Database Reviews*

##### *Solid Waste/Landfill Facilities (SWLF)*

The State Solid Waste Land Fill (SWLF) Sites database is a listing of facilities that are considered to be a threat to public health and welfare by the Nebraska Department of Environmental Quality (NDEQ). The list includes permitted solid waste landfills, incinerators, and transfer stations.

Source: SWLF database updated March 1999.

The Site was not listed in the SWLF database.

A review of the SWLF list, as provided by VISTA, has revealed that there are two SWLF properties within approximately 1.00 mile of the Site. The SWLF facilities are listed below.

SWLF Facility Name	Facility Address	SHWS Designation
M & O Industries	505 N. 15 <sup>th</sup> St. Omaha, NE Vista Map ID 21	Solid Waste Landfill - Recycling of batteries.
AKSARBEN Scrap Metals, Inc.	1308 Webster Omaha, NE Vista Map ID 35	Solid Waste Landfill - Recycling of brass and lead.

##### *Leaking Underground Storage Tank (LUST) Database*

The Nebraska Department of Environmental Quality (NDEQ) Leaking Underground Storage Tank (LUST) database contains an inventory of reported leaking underground storage tanks.

Source: NDEQ LUST database dated September 13, 2000.

The Site was listed in the LUST database.

There were 59 properties, within a one-half mile radius of the Site, listed in the VISTA LUST database. These LUST facilities may be recognizable environmental conditions. A review of the locations of these facilities revealed that 41 LUSTs are either up gradient of the Site or 1/4 mile of the Site. LUST facilities within a 1/4-mile of the Site are considered near enough to the Site to potentially impact the groundwater under the Site. Groundwater flow was assumed to be in an east southeasterly direction. The following list details these 41 LUST facilities

LUST Facility Name	No. of Tanks	Facility Address and Vista Map ID	LUST Status
Federal Building	02	106 South 15 <sup>th</sup> St. Omaha, NE	Two heating oil tanks were removed on October 09, 1992 where some contamination was found under one of the

		Vista Map ID 1A	tanks. No holes were found but corrosion was noted. The tanks removed were 6' diameter X 24' long. The release has been reported to the DEQ and additional investigation/cleanup is needed, but the NDEQ has not yet directed the GSA to do the work. The State Fire Marshall was certified closure of the two tanks.
Union Pacific Railroad	00	1416 Dodge St. Omaha, NE Vista Map ID 1B	A LUST was not discovered in NDEQ's database. Union Pacific caused various surface spills in Omaha where the 1416 Dodge Street address was used as a correspondence address.
W. Dale Clark Library	01	215 South 15 <sup>th</sup> Street Omaha, NE Vista Map ID 2	A fuel oil tank was removed in 1990 and no contamination was detected.
Federal Reserve	02	1701 Dodge Street Omaha, NE Vista Map ID 3	A 5,000-gallon diesel and a 500-gallon gasoline tank were removed. Analysis revealed a concentration of 140 PPM at the 18' depth.
Red Lion Inn Parking	04	1722 Dodge Street Omaha, NE Vista Map ID 3	Four tanks were removed which contained diesel and gasoline. Holes were evident in three of the tanks. Soil under the tanks was stained. The NDEQ required No Further Action following the remediation.
US West DOTM Bldg.	01	1314 Douglas St Omaha, NE Vista Map ID 4	This facility included an in place closure of a 1,000 gallon diesel tank used for heating. Groundwater and soil samples revealed non-detect values of contamination.
Omaha World Herald	01	13 <sup>th</sup> & Davenport Omaha, NE Vista Map ID 5A	A gasoline tank was removed in August 1999 where holes were evident in the tank shell. This is a NDEQ Priority List site where an investigation will be required when State and Federal money becomes available.
Unknown	01	1401 Davenport Street Omaha, NE Vista Map ID 5B	One tank was removed in February 1992. Further investigation will commence when State and Federal funding becomes available for the LUST.
Central Park Mall	01	13 <sup>th</sup> and Farnam Omaha, NE Vista Map ID 9	A gasoline release was discovered in 1988. Contamination remains in the soil and the groundwater. No responsible party was noted. The NDEQ issued a determination of No Further Action.
Hurt Service Station	01	1220 Dodge Street Omaha, NE Vista Map ID 10	A gasoline tank was removed and odor found at the base of the excavation. No Further Action was determined per the requirements of the NDEQ.
Western Union Telegraph	01	1818 Dodge St. Omaha, NE Vista Map ID 11A	A 1,000-gallon diesel tank was removed in November 1993. Holes were discovered in the tank's shell. Ground water was found in the excavation where soil and water were impacted. The Responsible Party is insolvent and the investigation will be handled using the Federal LUST Trust Fund and some State funding.
US West	01	100 South 19 <sup>th</sup> St. Omaha, NE Vista Map ID 11B	In an attempt to close the tank in place, drilling was conducted and free produce was found. This LUST is in an active status by the NDEQ and work is progressing to

			investigate the extent of contamination.
Omaha Civic Center	01	1804 Capitol Ave. Omaha, NE Vista Map ID 12	A diesel tank was excavated revealing 5 holes on the bottom side. Field OVA readings measured as high as 1000 PPM at 18' depth. No ground water in excavation. This is an ongoing project.
Metropolitan Utilities District	01	1723 Harney Street Omaha, NE Vista Map ID 13B	A 1,000-gallon gasoline tank is located at the facility. A release was reported and the NDEQ has determined that additional work is needed. The State has not yet directed the owner to take action.
Lyric Building	01	213 South 19 <sup>th</sup> St. Omaha, NE Vista Map ID 14	A diesel tank was removed and two holes were discovered. Minor contamination was noted. A "no action" status was required after the site report was reviewed by the NDEQ.
Central Park Mall	01	1111 Douglas St. Omaha, NE Vista Map ID 15	A tank was excavated and holes were discovered in the tank fill pipe. The project was closed by NDEQ with the status of No Further Action.
Easy Parking	01	202 N. 19 <sup>th</sup> St. Omaha, NE Vista Map ID 16	A 6,000-gallon gasoline tank was removed and multiple holes were discovered. Contamination measured at 400 PPM.
City of Omaha	01	505 South 15 <sup>th</sup> St. Omaha, NE Vista Map ID 17A	A waste oil tank was removed and found with some pitting but no apparent hole. Low levels of contamination were discovered. This location is a LUST Trust Fund Priority with no responsible party identified.
Old Police Station	01	101 S. 11 <sup>th</sup> St. Omaha, NE Vista Map ID 18A	A 12,000-gallon gasoline tank was removed in April 1990 and 500 gallons were reported lost. This is a backlogged site and the NDEQ will require additional investigation.
J P Cook Co.	04	1311 Howard St. Omaha, NE Vista Map ID 20	Four underground storage tanks (USTs), which held gasoline were removed and found with holes. No evidence of a release was noted.
Omaha Fire Station	03	1516 Jackson Street Omaha, NE Vista Map ID 17	Three tanks were removed which contained diesel and gasoline. A release was discovered and contamination found at 322 parts per million (PPM). This facility is backlogged by the NDEQ and additional work will be directed in the future.
Capital Rent A Truck	03	1806 Cass St. Omaha, NE Vista Map ID 26	A gasoline and a diesel tank were removed in 1995. A 560-gallon waste oil tank removed in 1997. This is a backlogged site and the NDEQ will require additional investigation.
Winter Brothers, Inc.	02	614 N. 15 <sup>th</sup> St. Omaha, NE Vista Map ID 27	Two gasoline tanks were removed and were discovered with holes. Excavation had water at 10' depth where contamination evident with BTEX constituents.
Wells Fargo Armored	01	1720 California St. Omaha, NE Vista Map ID 30	No action was required by the NDEQ after the site report was reviewed.
Burkley Envelope Co.	01	1702 Webster St. Omaha, NE Vista Map ID 30	A heating oil tank was removed and no contamination was noted. No action was required by the NDEQ after the site report was reviewed.

Enron Parking Garage	01	2223 Dodge St. Omaha, NE Vista Map ID 37	A gasoline tank was removed and holes were discovered. Ground water was impacted. It appears that the NDEQ is actively working on this LUST.
Creighton University	01	302 N. 22 <sup>nd</sup> St. Omaha, NE Vista Map ID 43	Noted at 25 <sup>th</sup> and Burt, a 6,000-gallon heating oil tank was removed in 1996. No action was required by the NDEQ after the site report was reviewed. This tank not found in the VISTA report.
Creighton University	01	302 N. 22 <sup>nd</sup> St. Omaha, NE Vista Map ID 43	One heating oil tank was removed and all samples were not detectable.
Epsen Hillmer Graphics	01	2020 California St. Omaha, NE Vista Map ID 44	An ethylene glycol tank was removed and all samples were not detectable.

#### *Underground Storage Tank (UST) Database*

The Nebraska State Fire Marshall maintains the (UST) database, which contains an inventory of underground storage tanks.

Source: NDEQ UST database dated July 1999.

The Site does not have underground storage tank(s) listed in the database. However, fourteen USTs at nine locations, within a one-quarter mile radius of the Site, are listed in the UST database. The UST facilities are listed below.

Facility Name	Facility Address	UST
Former Federal Reserve Branch	1701 Dodge St. Omaha, NE Vista Map ID 3	Three tanks with capacity of 5,000-gallons, 500-gallons, and 2,500-gallons are used for diesel and heating oil. Two of the tanks are constructed of steel and one of the tanks noted to be 34 years old. Details on release monitoring and system corrosion protection generally unknown.
General Services Administration	215 N. 17 <sup>th</sup> St. Omaha, NE Vista Map ID 6	Two heating oil tanks with 12,000-gallon capacity were installed 38 years ago. The tanks are noted as "temporarily out of service". Tank and piping material are constructed of steel. No information available on release monitoring or system corrosion protection.
Kutak Rock	1650 Farnam St. Omaha, NE Vista Map ID 7	One 6,000-gallon heating oil tank is "out of service". Age of the tank, tank construction, release monitoring and corrosion protection are unknown.
Jayhawk LLC	313 N. 16 <sup>th</sup> St. Omaha, NE Vista Map ID 8	One 2,000-gallon heating oil tank is "out of service". Age of the tank, release monitoring and corrosion protection are unknown. The tank is constructed of steel.
Neb. DAS/Bldg. Divn.	1313 Farnam St. Omaha, NE	One 2,500-gallon diesel tank is "out of service". The tank has been installed for 19 years and is

	Vista Map ID 9	constructed of galvanized steel. Release monitoring and corrosion protection are unknown
Western Union Telegraph	1818 Dodge St. Omaha, NE Vista Map ID 11A	One 1,000-gallon diesel tank is "out of service". The tank has been installed for 22 years and is constructed of steel. Release monitoring and corrosion protection unknown.
City of Omaha	1804 Capitol Ave. Omaha, NE Vista Map ID 12	One 4,000-gallon gasoline tank is "out of service". The tank has been installed for 18 years and is constructed of galvanized steel. Release monitoring and corrosion protection are unknown
OPPD Parking Garage	444 S. 16 <sup>th</sup> St. Omaha, NE Vista Map ID 13A	One 10,000-gallon gasoline tank is "in service". The tank has been installed for 12 years and is constructed of steel. Cathodic protection and pressure testing of system components is periodically accomplished. Release monitoring not available.
Omaha Police Headquarters	505 S. 15 <sup>th</sup> St. Omaha, NE Vista Map ID 17A	Three tanks are currently in place. One 1,034-gallon diesel tank is "out of service". The age of the tank is 34 years and is constructed of galvanized steel. An 8,000-gasoline tank, installed 7 years ago, is constructed of fiberglass. A 1,000-gallon diesel tank, installed 2 years ago, is constructed of fiberglass. The 8,000 and 1,000-gallon tanks are in service and no information available on leak monitoring.

### *Orphan Listings*

Sixty-two orphan listings were included with the VISTA report. These listings could not be located and therefore their distance to the Site could not be determined by VISTA. After comparing the general location of the orphan listings to the location of the Site, it was determined that the orphan sites are not considered within the ASTM E 1527-00 search radius. Many of the orphaned facilities had addresses, which did not allow exact location identification.

Based on the review of the VISTA regulatory records search, there does appear to be a risk of contamination from historical underground storage tank releases. The discussion of the LUST facilities, which are a concern to the Site, can be found in Section 7.0 Opinions, of this report.

## **3.2 HISTORICAL USE AND OWNERSHIP**

A review of available records was conducted at the Omaha Register of Deeds, Omaha City Library, the Durham Western Heritage Museum, and the Omaha Planning Department and by reviewing the



Sanborn fire insurance maps. A review of aerial photographs from 1998, 1985, 1976, and 1958 was performed. Sanborn fire insurance maps were obtained and reviewed covering 1969, 1962, 1934, 1901, 1890, and 1887. Several historic photographs dated 1910 and 1872 were reviewed. These photographs and maps have been included in the Appendix.

Based upon these sources, the Lots 1 & 2, which includes the Site, were used by the C.B & N. Ferry Company between 1854 and 1855. Property at the Site was then transferred numerous times between individuals until the United States Government purchased the Site in May 1870. Between 1855 and 1870, there were no identified uses of the Site. The first building constructed by the government, at the Site, was shown as "U.S. Post Off. & Custom" as seen on the 1887 Sanborn Map, [Figure No.: 13](#) in the Appendix. The 1901 Sanborn Map shows the Site used for "Headquarters Dept. Of Missouri: U.S. Army" as shown on [Figure No.: 11](#) in the Appendix. The structure currently on the Site was constructed by 1934 as evidenced by the 1934 Sanborn Map, [Figure No.: 10](#) in the Appendix. The United States has owned and operated the Site as an operational center and office space from May 1870 through present.

Various businesses have operated in the vicinity of the Site between 1887 and present. The area is characterized as a Central Business District where a large variety of adjoining property uses was observed.

## 4.0 HISTORICAL RESEARCH

### 4.1 LAND TITLE RECORDS

According to information obtained from the Register of Deeds, Douglas County, Lots 1 and 2 were transferred numerous times between the first identified records in 1854 and 1870 when the Federal government purchased the Site. The following table identifies some of the key ownership records.

Name of Party Holding Title Interest at the	Parcel	Dates Of Ownership
C. B. & N. Ferry Company	Lot 1	Prior to July 1854
Street, Wm. B.	Lot 1	July 1854
West, F. R.	Lot 1	July 1855
Williams, Jesse	Lot 1	July 1855
Johnson, Honn	Lot 1	March 1856
Haws, Samuel	Lot 1	March 1856
Palmer, J. M.	Lot 1	May 1856
Carson, Jas	Lot 1	May 1856
Downs, C. H.	Lot 1	July 1856 - November 1858
Lowe, Jessie (Mayor)	Lot 1	August 1857
Armstrong, George (Mayor)	Lot 1	November 1858
Downs, Chas H. & wf.	Lot 1	May 1870
United States of America	Lot 1	May 1870 - Present
C. B. & N. Ferry Company	East 2/3 Lot 2	Prior to October 1855
	East 2/3 Lot 2	October 1855
Lowe, Jeffe (Mayor)	East 2/3 Lot 2	May 1857
Williams, Henn & wf.	East 2/3 Lot 2	June 1857
Tuttle, Leroy	East 2/3 Lot 2	June 1857
Davis, Michael M.	East 2/3 Lot 2	August 1857
Davis, George	East 2/3 Lot 2	October 1862
Downs, Chas H.	East 2/3 Lot 2	March 1866 - February 1870.
Henn, Elizabeth	East 2/3 Lot 2	February 1870.
Davis, Chas H. & wf.	East 2/3 Lot 2	May 1870.
United States of America	East 2/3 Lot 2	May 1870 - Present

The records at the Register of Deeds predominately show individual ownership. No records were observed, which would indicate use of hazardous materials or suggest recognizable environmental conditions prior to the United States of America ownership.

### 4.2 PROPERTY TAX FILES

According to information obtained from the Douglas County Assessors Office, United States of America is registered as the current owner. No other information was available through the Department.

### 4.3 AERIAL PHOTOGRAPHS

MES LLC reviewed available aerial photographs of the Site and surrounding areas in order to identify historical land use that may have involved hazardous substances and petroleum products. Four photographs were found dating 1958, 1976, 1985 and 1998. The following are descriptions and interpretations from the aerial photograph reviews.

Date of Aerial	Comments
1958	<p>The aerial photograph shows the Site with the structure, which is currently located on the corner of 15<sup>th</sup> and Dodge Streets. The area is in a Central Business District. Office buildings and parking lots are seen.</p> <p>No evidence of recognized environmental conditions are evident. The detail in this map is difficult to interpret due to the map's original condition.</p> <p>A copy of this aerial is included in the Appendix as <a href="#">Figure No.: 06</a>. The original aerial can be found at the City of Omaha Planning Department.</p>
1976	<p>The aerial photograph shows the Site with the structure, which is currently located on the corner of 15<sup>th</sup> and Dodge Streets. The area is in a Central Business District. Office buildings and parking lots are seen. Adjacent businesses include parking (north), office space (northeast) and a hotel (northwest).</p> <p>No evidence of recognized environmental conditions are evident.</p> <p>A copy of this aerial is included in the Appendix as <a href="#">Figure No.: 05</a>. The original aerial can be found at the City of Omaha Planning Department.</p>
1985	<p>The aerial photograph shows the Site with the structure, which is currently located on the corner of 15<sup>th</sup> and Dodge Streets. The area is in a Central Business District. Adjacent businesses include parking (north), office space (northeast), a hotel (northwest), and a multi-level parking structure (south).</p> <p>No evidence of recognized environmental conditions are evident.</p> <p>A copy of this aerial is included in the Appendix as <a href="#">Figure No.: 04</a>. The original aerial can be found at the City of Omaha Planning Department.</p>
1998	<p>The aerial photograph shows the Site with the structure, which is currently located on the corner of 15<sup>th</sup> and Dodge Streets. The area is in a Central Business District. Adjacent businesses include parking (north), office space (northeast), a hotel (northwest), street level parking (southeast) and a multi-level parking structure (south).</p> <p>No evidence of recognized environmental conditions are evident.</p> <p>A copy of this aerial is included in the Appendix as <a href="#">Figure No.: 03</a>. The original aerial can be found at the City of Omaha Planning Department.</p>

### 4.4 FIRE INSURANCE MAPS

A search for fire insurance maps for the area of the Site was conducted at Environmental Data Resources, Inc. (EDR). Fire insurance maps known, as Sanborn maps depicting the Site were available for six years between 1887 and 1969. Copies of the maps have been included in the

Appendix on [Figure Numbers 08 through 13](#). The maps reveal that the United States operated at the Site over the entire span between 1887 and 1969. The following are observations from the Sanborn maps.

Date of Sanborn Map	Comments
1887	<p><b>Site</b> 106 South 15<sup>th</sup> Street: U.S. Post Office &amp; Custom.</p> <p><b>Adjacent Property</b> East of 15<sup>th</sup> St.: Stores, offices and a bathhouse are shown. South of Site: Stores and "Boilers" are shown. West of Site: Black smith, various stores and offices are shown. North of Site: Livery, various unidentified stores, and a toyshop are shown. Reference: Appendix <a href="#">Figure No.: 13</a></p>
1890	<p><b>Site</b> 106 South 15<sup>th</sup> Street: U.S. Custom House &amp; Post Office.</p> <p><b>Adjacent Property</b> East of 15<sup>th</sup> St.: Unidentified stores, jeweler, billiards, hay &amp; feed, carriage manufacturing, and offices are shown. South of Site: Unidentified stores, drugs store, wallpaper store, and offices are shown. West of Site: Sign printing, a dance academy, a meat market, a picture frame factory, a bank, and offices are shown. North of Site: Bank, Chinese laundry, hat factory, cigar, gunsmith and various unidentified stores are shown. Reference: Appendix <a href="#">Figure No.: 12</a></p>
1901	<p><b>Site</b> 106 South 15<sup>th</sup> Street: Headquarters Department of Missouri U.S. Army.</p> <p><b>Adjacent Property</b> East of 15<sup>th</sup> St.: Unidentified stores offices, barber shop, Turkish baths, and furniture store. South of Site: Unidentified stores and a drug store are shown. West of Site: Dress making, ice cream, photography, carpets store and offices are shown. North of Site: Information not available. Reference: Appendix <a href="#">Figure No.: 11</a></p>
1934	<p><b>Site</b> 106 South 15<sup>th</sup> Street: Federal Building - Government Offices.</p> <p><b>Adjacent Property</b> East of 15<sup>th</sup> St.: Unidentified stores, a hotel, a garage with a filling station, an auto bus terminal shown. South of Site: Movie house, a drug store, and unidentified stores are shown. West of Site: Picture framing and unidentified stores are shown. North of Site: Information not available. Reference Appendix <a href="#">Figure No.: 10</a></p>
1962	<p><b>Site</b></p>

1962 Cont'd.	<p>106 South 15<sup>th</sup> Street: Federal Building - Government Offices.</p> <p><b>Adjacent Property</b>  East of 15<sup>th</sup> St.: Unidentified stores, doctor offices, a garage with a filling station, and several restaurants are shown.  South of Site: Movie house and unidentified stores are shown.  West of Site: Picture framing and unidentified stores are shown.  North of Site: Information not available.  Reference Appendix <a href="#">Figure No.: 09</a></p>
1969	<p><b>Site</b>  106 South 15<sup>th</sup> Street: Federal Building - Government Offices.</p> <p><b>Adjacent Property</b>  East of 15<sup>th</sup> St.: Unidentified stores, doctor offices, a garage with a filling station, and several restaurants are shown.  South of Site: Movie house and unidentified stores are shown.  West of Site: Restaurant, parking, and unidentified stores are shown.  North of Site: Information not available.  Reference Appendix <a href="#">Figure No.: 08</a></p>

#### 4.5 CITY DIRECTORIES

Research regarding the availability of historical city phone directories was conducted at the W. Dale Clarke Library, Omaha, Nebraska. Not all City Directories issued in the late 1800s included properties listed by street addresses. The Site's address was found in several of these earlier directories because it was known that the U.S. Government operated at the Site. However, adjacent properties could not be researched without the address-listing index. Several addresses are associated with the Site, depending whether the entrance to the property was on 15<sup>th</sup> Street or Dodge Street. The addresses associated with the Site have been **bolded** in the following table to assist the reader with understanding which entry pertains to the Site. The following table depicts the entries from the historical city directory reviews.

Year	Comments
1879-1880	<p><b>15<sup>th</sup> &amp; Dodge St. - Omaha Post Office</b>  The adjoining properties were not listed by address and could not be researched.</p>
1880-1881	<p><b>15<sup>th</sup> &amp; Dodge St. - Omaha Post Office</b>  The adjoining properties were not listed by address and could not be researched.</p>
1885	<p><b>110 &amp; 112 South 15<sup>th</sup> St. - Omaha Post Office</b>  The adjoining properties were not listed by address and could not be researched.</p>
1890	<p>15<sup>th</sup> St.  <b>112 South 15<sup>th</sup> St. - Omaha Post Office</b>  101 South 15<sup>th</sup> St. - Billings &amp; Sherraden.  103 South 15<sup>th</sup> St. - Various tenants.  105 South 15<sup>th</sup> St. - American National Bank and McCague Savings Bank.  109 South 15<sup>th</sup> St. - Doctor office.</p>

	114 South 15 <sup>th</sup> St. - E. Pinkert Co.
1895	<b>SW Corner 15<sup>th</sup> &amp; Dodge St. - Omaha Post Office</b> The adjoining properties were not listed by address and could not be researched.
1910	<b>15<sup>th</sup> - SW Corner Dodge St. - U.S. Army - Dept. of Missouri Hdqrs. Army</b> The adjoining properties were not listed by address and could not be researched.
1916	<u>15<sup>th</sup> St.</u> 101 South 15 <sup>th</sup> St. - Jeweler. 105 South 15 <sup>th</sup> St. - News and tailor. 107 South 15 <sup>th</sup> St. - Restaurant. 109 South 15 <sup>th</sup> St. - Jeweler, tenants, wig maker, vacant units. 118 1/2 South 15 <sup>th</sup> St. - Physicians, lawyer, Red Cross, Field Distributing Co., tenants, chiropractors. 120 South 15 <sup>th</sup> St. - Clothing. 122 South 15 <sup>th</sup> St. - Shoes. 200 Block - Office buildings and retail shops. <u>Dodge St.</u> 1504 Dodge St. - McCague Building - various shops and offices. <b>1505 Dodge St. - U.S. Army Headquarters - U.S. Army Recruiting</b> 1506 Dodge St. - Investment business. 1508 Dodge St. - Billiards. 1510 Dodge St. -Restaurant.
1920	<u>15<sup>th</sup> St.</u> 101 South 15 <sup>th</sup> St. - Jeweler. 103 South 15 <sup>th</sup> St. - Star Cleaners. 105 South 15 <sup>th</sup> St. - Printers. 107 South 15 <sup>th</sup> St. - Restaurant and wigs. 109 South 15 <sup>th</sup> St. - Cigars. 114 South 15 <sup>th</sup> St. - Pool hall. 115 South 15 <sup>th</sup> St. - Clothing. 116 South 15 <sup>th</sup> St. - Everyman's Club. 117 South 15 <sup>th</sup> St. - Drug store. 118 South 15 <sup>th</sup> St. - Tailor. 118 1/2 South 15 <sup>th</sup> St. - Various businesses. 122 South 15 <sup>th</sup> St. - Shoe repair. 200 Block - Office buildings and retail shops. <u>Dodge St.</u> 1504 Dodge St. - McCague Building - various shops and offices. <b>1505 Dodge St. - Army Building (Recruiting Station &amp; Division of War Department).</b> 1506 Dodge St. - Investment business. 1508 Dodge St. - Cigars and restaurant.
1925	<u>15<sup>th</sup> St.</u> 101 South 15 <sup>th</sup> St. - Jeweler and printer. 103 South 15 <sup>th</sup> St. - Tailor. 103 1/2 South 15 <sup>th</sup> St. - Violin maker, tailor, roofer, wig business. 105 South 15 <sup>th</sup> St. - Shoe repair. 107 South 15 <sup>th</sup> St. - Restaurant. 109 South 15 <sup>th</sup> St. - Cigars.

1925 Cont'd.	<p>111 South 15<sup>th</sup> St. - Bicycles.  119 South 15<sup>th</sup> St. - Drug store.  Corner - Theater.  <u>Dodge St.</u>  1504 Dodge St. - Omaha Loan &amp; Bldg. Assoc. Building - various shops and offices.  <b>1505 Dodge St. - U.S. Army Building (National Guard Office, U.S. Army Office, U.S. Army Recruiting Station).</b></p>
1931	<p><u>15<sup>th</sup> St.</u>  101 South 15<sup>th</sup> St. - Jeweler and printer.  103 South 15<sup>th</sup> St. - Midwest Cleaners.  103 - 107 South 15<sup>th</sup> St. - Tenants.  107 South 15<sup>th</sup> St. - Restaurant.  113 South 15<sup>th</sup> St. - Shoe repair.  115 South 15<sup>th</sup> St. - Barber.  119 South 15<sup>th</sup> St. - Indoor golf.  <u>Dodge St.</u>  <b>1505 Dodge St. - U.S. Army Building.</b>  1506 Dodge St. - Barber.  1508 Dodge St. - Billiards.  1510 Dodge St. - Restaurant.</p>
1935	<p><u>15<sup>th</sup> St.</u>  101 South 15<sup>th</sup> St. - Jeweler.  103 South 15<sup>th</sup> St. - Jean's Valet Service (cleaners).  105 South 15<sup>th</sup> St. - Soft drinks.  <b>106 South 15<sup>th</sup> St. - Federal Office Building</b> (various occupants including IRS, Public Works, U.S. Immigration &amp; Naturalization Service, U.S. Navy, U.S. Secret Service, U.S. Department of Agriculture, and U.S. Army Hdqtrs. 7<sup>th</sup> Corps).  <u>Dodge St.</u>  1504 Dodge St. - Omaha Loan &amp; Bldg. Assoc. Building - various shops and offices.  1506 Dodge St. - Bank.  1508 Dodge St. - Soft drinks.  1510 Dodge St. - Restaurant.  1512 Dodge St. - Soft drinks.  1512 1/2 Dodge St. - Optical shop.  1514 Dodge St. - Piano shop.</p>
1940	<p><u>15<sup>th</sup> St.</u>  101 South 15<sup>th</sup> St. - Jeweler.  103 South 15<sup>th</sup> St. - Jean's Valet Service (cleaners).  <b>106 South 15<sup>th</sup> St. - Federal Office Building</b> (various occupants including IRS, Public Works, U.S. Immigration &amp; Naturalization Service, U.S. Navy, U.S. Secret Service, U.S. Department of Agriculture, and U.S. Army Hdqtrs. 7<sup>th</sup> Corps).  107 South 15<sup>th</sup> St. - Restaurant.  109 South 15<sup>th</sup> St. - Cigars.  <u>Dodge St.</u>  1506 Dodge St. - Beauty shop.  1508 Dodge St. - Liquors and restaurant.  1510 Dodge St. - Restaurant.  1500 Block - Includes more restaurants and shops.</p>

1951	<u>15<sup>th</sup> St.</u> 101 South 15 <sup>th</sup> St. - Jeweler. 103 South 15 <sup>th</sup> St. - Soper's Cleaning Service. 103 1/2 South 15 <sup>th</sup> St. - Barbering school and tailor. <b>106 South 15<sup>th</sup> St. - Federal Office Building</b> (various occupants including U.S. Veterans, Department of Labor, U.S. Secret Service, U.S. National Parks Service, Civil Air Patrol, and the Federal Bureau of Investigation). 107 South 15 <sup>th</sup> St. - Coffee shop. 109 South 15 <sup>th</sup> St. - Cigars. <u>Dodge St.</u> 1502 Dodge St. - Gift shop. 1504 Dodge St. - Omaha Loan & Bldg. Assoc. Building - various shops and offices.
1951 Cont'd.	
1961	<u>15<sup>th</sup> St.</u> 101 South 15 <sup>th</sup> St. - Jeweler. 105 South 15 <sup>th</sup> St. - Tuxedo rental. <b>106 South 15<sup>th</sup> St. - Federal Office Building</b> (various occupants including IRS, General Services Administration, U.S. Naval Intelligence, U.S. National Parks Service, Food and Drug Administration, and the Federal Bureau of Investigation). 107 South 15 <sup>th</sup> St. - Coffee shop. 109 South 15 <sup>th</sup> St. - Cigars. <u>Dodge St.</u> 1502 Dodge St. - News stand. 1504 Dodge St. - Omaha Loan & Bldg. Assoc. Building - various shops and offices 1506 Dodge St. - Barber, apartments, and restaurants.
1970	<u>15<sup>th</sup> St.</u> 101 South 15 <sup>th</sup> St. - Jeweler. 103 South 15 <sup>th</sup> St. - Beauty salon. 105 South 15 <sup>th</sup> St. - Print shop. <b>106 South 15<sup>th</sup> St. - Federal Office Building</b> (various occupants including IRS, Customs, U.S. Naval Intelligence, and the Federal Bureau of Investigation). <u>Dodge St.</u> 1502 Dodge St. - News stand. 1504 Dodge St. - Omaha Loan & Bldg. Assoc. Building - various shops and offices 1506 Dodge St. - Barber, apartments, and restaurants.
1980	<u>15<sup>th</sup> St.</u> 101 South 15 <sup>th</sup> St. - Jeweler. 103 South 15 <sup>th</sup> St. - Barbershop. 105 South 15 <sup>th</sup> St. - Print shop. <b>106 South 15<sup>th</sup> St. - Federal Office Building</b> (various occupants including IRS, Department of Labor, and the Federal Protection Service). 107 South 15 <sup>th</sup> St. - Tax research. 109 South 15 <sup>th</sup> St. - Restaurant. 119 South 15 <sup>th</sup> St. - Clothes store. <u>Dodge St.</u> 1510 Dodge St. - Bank.
1990	<u>15<sup>th</sup> St.</u> 101 South 15 <sup>th</sup> St. - Jeweler. 105 South 15 <sup>th</sup> St. - Card room.



	<b>106 South 15<sup>th</sup> St. - Federal Office Building</b> (various occupants including IRS, Department of Labor, Department of Fish & Wildlife, Railroad Retirement, and U.S. Postal Service Inspections). 107 South 15 <sup>th</sup> St. - Coffee shop. 109 South 15 <sup>th</sup> St. - Restaurant. 119 South 15 <sup>th</sup> St. - Parking. <u>Dodge St.</u> 1510 Dodge St. - Bank.
--	---

Based on the review of the Omaha City Directories, the Site has been operated by the U.S. Government between 1879 through present. The property near the Site was developed prior to 1890 as a central business district. Adjoining property uses include offices, retail shops, dry cleaners, restaurants, and automobile parking.

The recognized environmental conditions pertaining to the Site associated with the City Directory includes the dry cleaning operations (located immediately adjacent to the Site, east of 15<sup>th</sup> Street), a printer (located immediately adjacent to the Site, east of 15<sup>th</sup> Street), and the operations conducted at the Site by the military branches of the government.

#### 4.6 BUILDING DEPARTMENT RECORDS

MES LLC contacted the Omaha Planning Department for inspection records and permits associated with the Site. The following information was discovered.

Date	Permit Records
March 03, 1992	A permit was approved to install eleven air-handling units. Ray Martin Company conducted the work.
October 01, 1992	A permit was approved to remove two 5,000-gallon under ground fuel oil tanks. General Excavating conducted the work.
October 13, 1993	A permit was approved to repair a condensate line. Mid America Contractors conducted the work and the permit was requested by Energy Systems Company.
July 26, 1996	A permit was approved to use the street and sidewalk for the purpose of depositing material during crane operations. Davis Erection Company conducted the work.

#### **4.7 ZONING/LAND USE RECORDS**

MES LLC reviewed a zoning map of the area at the Omaha Planning Department. According to the map, the Site is zoned as Central Business District (CBD). This district applies to the central business district in the Omaha's city center. This area characteristically includes a mixture of commercial operations including office space buildings, retail shops and governmental uses. The use at the Site falls within the Cities category of CBD and is appropriate with the zoning guidelines.

#### **4.8 PRIOR USE INTERVIEWS**

Interviews were made with individuals having knowledge of the Site. The objective of the interviews is to obtain information indicating recognized environmental conditions with the property. Several knowledgeable persons were identified and interviewed for this ESA. MES LLC interviewed the General Services Administration's Building Service Representative and the curator of the Bostwick-Frohardt photographic archives. The interview with the Building Service Representative focused on the Governments activities at the Site between mid-1970 and present. The interview with the curator of the Bostwick-Frohardt collection focused on the prior tenants of the Site. A summary of the interviews is included in the section.

##### **Interviewee: Lee Perry - Building Services Representative - General Services Administration**

Mr. Schafer interviewed Mr. Lee Perry on March 28, 2001. Mr. Perry is responsible for building maintenance and operation. He has been associated with the Site from 1972 through present. The interview was conducted at the Site, during the Site reconnaissance.

Mr. Perry has been associated with the building for over 25 years. The hazardous materials known on the property include hydraulic oils used for the elevators, potential mercury containing light bulbs and potential PCB containing light ballast. Other hazardous materials, used in small quantities, are stored in the basement. Underground tanks at the Site were noted as being removed about 15 years ago. Mr. Perry did not know of releases of hazardous materials, bulk storage of hazardous materials, spills of hazardous materials, or other environmental concerns with the Site. He did not know of operations by Army personnel, which previously operated at the Site. No known records are located at the Site from the Army operations.

##### **Interviewee: Morey Landman - Durham Western Heritage Museum**

Mr. Schafer interviewed Mr. Morey Landman on February 23, 2001. Mr. Landman worked in the downtown Omaha area in the 1930s and delivered newspapers to locations in the vicinity of the Site. Currently, Mr. Landman is one of the curators of the Bostwick-Frohardt Collection and is

knowledgeable on the adjacent properties near the Site, which operated near the Federal Building located at 106 South 15<sup>th</sup> Street, Omaha, NE. The photographic collection that Mr. Landman manages as curator of the museum is on loan to the Durham Western Heritage Museum and is owned by KMTV.

In December 1931, the Federal building, presently on the Site, was in the final stages of construction. An "Old Federal Building" existed at the Site prior to the current one. The "Old Federal Building" was constructed between 1872 and 1873 and was torn down to build the present building on the Site. Mr. Landman did not know of operations within the Federal Site, but did show evidence of operations on adjacent property to the Site. The following descriptions summarize a review of the historic photographs reviewed and Mr. Landman's comments and observations.

<b>Date of Historic Photograph</b>	<b>Observations Reviewing Photograph</b>
1872	View of the photograph is toward the south-southwest and shows the north side of the Old Federal Building. The structure is four stories above street level. The sidewalk near the Site appears to be improved hard surfaced. The street appears to be unimproved soil. The photograph was believed to be taken soon after completion of the building on the Site. Adjacent property south of the Site appears to be a three-story building. Development does not appear west of the Site. Reference <a href="#">Oldest Known Site Photograph</a> in the Appendix.
April 21, 1910	View of the photograph is toward the northwest and shows the east entrance of the Old Federal Building. The structure is four stories above street level. The street and sidewalk near the Site appears to be improved hard surfaced. Adjacent property north and west of the Site are multi-stored office buildings. Reference <a href="#">Historic Site Photograph</a> in the Appendix.
March 31, 1931	Photograph is toward the southwest from 15 <sup>th</sup> and Dodge Streets and shows the "Old Federal Building". The World Theater is immediately south of the Site. An office building is located to the west of the Federal Building. The area appears to be a central business district with improved streets and sidewalks.
December 13, 1931	A series of photographs are of the Site showing the construction of the structure presently located on the Site. Workers using

	wheelbarrows to move concrete, storage of construction materials and the steel framework of the structure are seen.
--	---

#### **4.9 PRIOR INVESTIGATION REPORTS**

MES LLC found no evidence of prior environmental investigation reports covering the Site.

#### **4.10 HISTORICAL USE SUMMARY**

The following table summarizes the findings of the research pertaining to historical Site usage.

Period	Historical Uses		Source(s)	Comments
	Site	Surrounding Area		
1854	Unknown.	Unknown.	Register of Deeds.	Lot 1 and the E. 2/3 of Lot 2 owned by C. B. & N. Ferry Company. Actual use of the property was not identified.
1855 to 1870	Unknown.	Unknown.	Register of Deeds.	Various transfers of the property at the Site indicate private ownership with no indication of commercial uses.
1870 to 1890	Central Business District. U.S. Post Office & Customs House.	Central Business District. Blacksmith, bathhouse, livery, drug store, bank, Chinese laundry, gunsmith, doctor's office and various other unidentified shops.	Register of Deeds, Sanborn Maps and City Phone Directories.	Sanborn Maps were not available showing adjacent property to the north of the Site for 1901, 1934, 1962, and 1969.
1901 to 1931	Central Business District. U.S. Army Headquarters and Recruiting.	Central Business District. Offices, dry cleaner, barber shop, Turkish baths, furniture store, carpet store, ice cream shop, jeweler, clothes store and various unidentified shops	Sanborn Maps and City Phone Directories.	The building east of the Site has tenants on the second floor and businesses on the street level.
1934 to Present	Central Business District. Federal Office Building - various Federal tenants.	Central Business District. Garage with filling station, dry cleaner, office buildings, movie house, restaurants, jeweler, drug store and various retail shops	Sanborn Maps and City Phone Directories.	Various dry cleaners operated immediately east of the Site between 1931 and 1951 (source Phone Directories). The gasoline station appears in 1934 and was shown through 1969 (source Sanborn Maps).

## 5.0 SITE RECONNAISSANCE

---

The site reconnaissance was performed on March 27, 2001. Current use and condition of the property and adjoining nearby properties was noted, as well as information on land use in the vicinity. Visual observations were made from public right-of-ways and the Site to determine if there was evidence of likely environmental conditions. The reconnaissance occurred on a clear and cool day with the assistance of Mr. Lee Perry of the General Services Administration and Mr. Dennis McEneaney, a contractor for the building at the Site.

The Site contains an improved parcel of property with a fourteen-story building, with basements, situated on the southwest corner of 15<sup>th</sup> and Dodge Streets, including all of Lot 1 and the east 2/3 of Lot 2, Block 106. Reference [Photograph Number 01](#) in the Appendix. The property is flat and is located in the Central Business District, Omaha, NE. The property has an elevation near 1,935 feet above mean sea level (msl). Surface drainage off the site is generally north and east towards the adjoining City streets. Roof drainage appears to be connected to the City sewer system through a subterranean connection. The City sewer is located under 15<sup>th</sup> Street and Dodge Street. Electrical power utilities are subterranean near the Site.

The assessment site contains a "U" shaped building with 120,431 gross square feet of space and has dimensions approximately 88' (wide) and 132' (long). Reference [Photograph Number 2](#) in the Appendix. The first through the eleventh floors are used for office space. There are two lower floors, which are used partially for office space and mainly for mechanical and utility purposes. The twelfth floor houses the telephone equipment, the thirteenth floor is called the elevator penthouse, and the fourteenth floor stores the old cooling tower. Microwave appurtenances are mounted on the upper floor exteriors for communication purposes.

Floor drains are located in the basement's Boiler Room and route water to a sump. Reference [Photograph Number 06](#) in the Appendix. The sump also is used to capture discharge water from the fire protection lines when they are tested. The collection of the drainage is manually pumped up to the City sewers following observations of the sump contents. Located in the basement, near the Boiler Room were small amounts of hazardous materials including mineral spirits, oils, paints and cleaners. The mineral spirits are used to clean paintbrushes and the waste material is captured and disposed by the General Services Administration. All hazardous materials are captured and properly disposed of. A hydraulic operated elevator was observed. Reference [Photograph Number 7](#) in the Appendix. Hydraulic oil was stored in a tank and piping observed under the elevator shaft. There were no floor drains in the vicinity of this hydraulic system.

The exterior parking, located on the west side of the structure at the Site, is improved with asphalt for Federal employee use. Reference [Photograph Numbers 3 and 4](#) in the Appendix. Transformers for the building are reportedly mounted in underground vaults in the City alleyway, immediately south of the Site. Reference [Photograph Number 3](#) in the Appendix. A loading/unloading dock is located on the west side of the structure. Reference [Photograph Number 8](#) in the Appendix. The interior of the building, on the Site, is in good condition. In the basement, a crawl space exists reportedly giving access to areas dating prior to the 1930s. Reference [Photograph Number 5](#) in the Appendix. The photograph shows a steel trap door mounted in the floor. There is no ladder way to gain access to the soil floor beneath the trap door. Additionally, the area below the trap door is a confined space and observations, for this report, could only be made above the floor surface. The crawl space is reportedly a narrow tunnel used for utilities, which traverses the bottom of the structure from the south side to the north side of the basement. Observations were previously made in the early 1990s when personnel accessed the tunnel, approximately half of the distance through the crawl space. No further information was available on other aspects of this issue.

Potential mercury containing fluorescent light bulbs were observed in ceiling fixtures throughout the structure. Potential PCB containing light ballast was observed on all levels of the structure. No indication of material loss was noted and no large transformers, which might contain PCB oils, were noted on the Site.

A review of historical drawings was conducted in the basement of the structure on the Site. Mechanical, structural, electrical and general construction plans dated in the early 1930s were reviewed for evidence of hazardous material storage or for information on the "Old Post Office" building. No evidence was discovered from the drawings suggesting hazardous material usage nor information on the "Old Post Office". Adjoining property uses are listed below:

Direction From Site	Comments	Photograph Reference in Appendix
North	Construction of an above ground parking structure presently occurring.	<a href="#">Photograph Number 9</a>
Northeast	Union Pacific Railroad headquarters building.	<a href="#">Photograph Number 10</a>
East	Retail shops, restaurants, and surface automobile parking. The Dixie Quicks (white front - Photograph 13) was the prior location of several dry cleaners.	<a href="#">Photograph Number 12 &amp; 13</a>

East	A parking lot exists. A gas station was previously noted at this location in the Sanborn Maps. No evidence of the station was observed.	<a href="#">Photograph Number 14</a>
South	A multi-storied automobile parking structure.	<a href="#">Photograph Number 11</a>
West	Automobile parking.	<a href="#">Photograph Number 2</a>

No other relevant observations were made during the site visit regarding current or past uses of the Site or adjoining property in the vicinity. No evidence of hazardous material usage was noted nor was there any indication of dumping of wastes. There were no observations detailing recognized environmental conditions at the Site.

Copies of photographs, taken during the March 27 Site reconnaissance, have been included in the Appendix under [Photographs](#) and represent the condition of the Site on that day.



## 6.0 FINDINGS

---

The following are the findings for the Phase I Environmental Site Assessment (ESA) that was conducted by MES LLC for the General Services Administration on the subject Site:

**Site Description** - The Site is identified as the property located at 106 S. 15<sup>th</sup> St., Omaha, NE 68102. The assessment site consists of a fourteen-story building situated on Lot 1 and the east 2/3 of Lot 2, Block 106. The property is approximately 132' (long) and approximately 110' (wide). The building has 120,431 gross square feet of space and has dimensions approximately 88' (wide) and 132' (long). The Site is situated on the southwest corner of 15<sup>th</sup> and Dodge Streets in the downtown area of Omaha, NE located in the SW 1/4 of the NE 1/4, Section 22, Township 15 North, Range 13 East, Douglas County, Nebraska. The Site is zoned as Central Business District (CBD).

**Records Review** - There are considerable database finds pertaining to the Site. There is fifty-nine LUST sites within a one-half mile radius of the Site where forty-one were considered to be up-gradient or in close proximity to the Site. Additionally, there were four-CERCLIS, one-CORRACTS, one-RCRIS-SQG, fourteen-USTs, two-SWLFs, and sixty-two orphan facilities within the minimum search distances. The NDEQs records were reviewed concerning these cases and summarized in [Section 3.1 "Environmental Records Review"](#).

**Historical Research** - Aerial photography, Douglas County Register of Deeds, Sanborn Maps, City Directories, and the Omaha Planning Department records were reviewed. The research revealed that C. B. & N. Ferry Company owned the Site in 1854. The Site was transferred numerous times through May 1870 when the United States of America took ownership. The Federal government has owned and operated the Site as a Post Office and Customs, an Army Headquarters, and Federal office space between 1870 and present. The Site and adjoining properties are located in a Central Business District and the present and past uses are indicative of the CBD category. Adjoining property usage included dry cleaning, a gasoline station, automotive garage, automotive parking, hotel, tenants, various retail businesses and office spaces.

**Site Reconnaissance** - The property is located in a Central Business District and has a fourteen-story structure with two basements located at the Site, which was identified during the reconnaissance of March 27, 2001. An asphalt parking lot at the Site is immediately west of the structure for Federal employee parking. Minor amounts of hazardous materials were observed in the structure on the Site.

## 7.0 OPINIONS

---

**Site Description** - Information from the Register of Deeds note that the property consists of Lot 1 and the east 2/3 of Lot 2, Block 106, Douglas County, in Omaha, NE. The area is located in a Central Business District. This property description matches multiple addresses along Dodge Street and 15<sup>th</sup> Street including 106 South 15<sup>th</sup> Street, 110 South 15<sup>th</sup> Street, 112 South 15<sup>th</sup> Street, 1505 Dodge Street, the SW corner of 15<sup>th</sup> and Dodge, and 15<sup>th</sup> - SW Corner Dodge St. The aforementioned addresses were observed on the historic Sanborn Maps and, therefore pertain to the Site. Addresses in the City Phone Directory matched these addresses further clarifying the past uses of the Site.

**Records Review** - There are fifty-nine LUST sites within one-half mile of the Site, listed in the LUST database. The ground water flow was assumed to be in an east southeasterly direction. This ground water flow would be consistent with the down-gradient easterly surface contours and a southerly flow of the Missouri River. The LUST facilities within a quarter of a mile of the Site and those lying northwesterly of the Site, or up-gradient, were reviewed to be potential recognized environmental conditions to the Site. It is believed that LUST facilities within a quarter of a mile down-gradient of the Site could impact the Site due to subsurface geologic barriers, which might back up contamination under the Site. Therefore, LUST facilities within the quarter of a mile radius and those facilities lying northwest of the Site would be considered potential recognized environmental conditions. A review of the locations of these LUST facilities revealed that there are 29 properties with 41 tanks, which may impact the Site. These facilities have been listed in the Leaking Underground Storage Tank (LUST) Database portion of this report under [3.0 RECORDS REVIEW](#).

The Site has had two LUSTs removed in October 1992. The State Fire Marshall and the NDEQ were notified of the tanks and appropriate files were established. A review of the State Fire Marshall Closure Assessment Report revealed contamination was discovered under piping for one of the tanks. Laboratory analysis was conducted on soil near the suspected leaking pipe and levels of 51,000 mg/Kg of Total Recoverable Petroleum Hydrocarbons were registered. Based on available records, this contamination was neither investigated nor remediated. The NDEQs records state that the LUST remains to be investigated and that further actions will be required by the government to address the release from the tank system.

Of the forty-one LUSTs, which are potential recognized environmental conditions, twenty-four have some level of contamination remaining in the soil or groundwater at present where the NDEQ will require additional investigations. These LUST facilities are recognized environmental conditions, which may have impacted the property.

The database review listed four-CERCLIS, one-CORRACTS, two-SWLF, and one-RCRIS Small Quantity Generator within the ASTM minimum search radius of the Site. All of these facilities are believed to be down-gradient from the Site, with the exception of the one RCRIS-Small Quantity Generator of hazardous waste, and therefore, are not believed to pose a recognized environmental condition on the Site. The RCRIS-Small Quantity Generator is due to the operations at the Federal Building located at 215 North 17<sup>th</sup> Street and is not believed to pose a risk to the Site.

The review listed fourteen-USTs in place within the ASTM search radius. There were eight tanks at five facilities up-gradient of the Site. Reference VISTA Map ID Numbers 3, 6, 8, 11A, and 12. These tanks are quite old and cause a concern to the Site because they have not been properly closed and assessed.

It is, therefore, believed that the releases associated with the historical LUST at the Site, the LUST facilities near the Site, and the USTs up-gradient of the Site pose a risk to the Site. These facilities are considered recognized environmental conditions to the Site.

**Historical Research** - The oldest records discovered on the Site revealed that a ferries company owned the Site in the mid-1800s. This would have been consistent with water transportation needs at that time. No known operation by the company was discovered through the research. Conjecture could be made that storage of transportable goods, maintenance of ferry components, or speculative real estate ventures would have been the reason why C. B. & N. Ferry Company purchased the Site. If minor contamination of surface materials did occur by the ferry company or other owners between the mid-1800s and 1870 when the United States of America took ownership, it would have most likely been removed when the basement of the "Old Post Office" was constructed.

Historical activities by the Army, at the Site, between 1916 and 1931 were not discovered. It was unclear whether only office activities were conducted, or whether other military type hazardous material uses were conducted. The crawl space in the basement was a potential "window" into the past, but access into the space was not allowed due to confined space regulations. Reportedly, paper records of past Army activities are no longer stored at the Site and knowledge of past Army activities in and around the Site are unknown to individuals at the Site. Potential uses of hazardous materials for warfare were possible and further investigation is prudent.

Evidence suggests that the first development occurred on the Site when the United States of America built the Post Office structure between 1870 and 1872. No information was discovered indicating construction by prior owners of the Site.

The adjoining properties have been developed as a Central Business District over the same period as the Site. The majority of the uses of the adjoining property consisted of office space, retail shops, transportation, and tenant dwellings. Of concern was nearby facilities where hazardous material usage occurred.

A gasoline station located 200' east of the Site, on Dodge Street, was listed in the Sanborn Fire Insurance Maps between 1934 and 1969. There is no information regarding the removal of the underground storage tanks at the gasoline station, nor evidence that investigations occurred following the facility retirement. The NDEQ has no records on the environmental conditions of the historic gasoline station.

A dry cleaning operation located 50' east of the Site was listed in the City Phone Directories at 103 South 15<sup>th</sup> Street between 1920 and 1951. The business has been at the location approximately 31 years. Perchloroethylene known as "Perc" or other chlorinated solvents has historically been associated with dry cleaning operations. Environmental problems associated with dry cleaning are usually the result of improper storage and disposal of liquid and solid wastes containing degreasing solvents. Perc is denser than water and tends to sink quickly down through soils into the water table until it reaches an impervious layer such as clay or rock. It then dissolves very slowly into the ground water as it flows past the spill. As little as a teaspoon of Perc will contaminate enough water to fill two Olympic size swimming pools. Perc persists long after the spill occurs, continuing to dissolve into the ground water for many years. The dry cleaning operations are recognized environmental conditions, which may have impacted the Site. A Chinese laundry operation operated north of the Site in 1890. This operation poses the same risks to the Site as the dry cleaning operations.

It is, therefore, believed that the past Army Headquarters and their operations at the Site pose a risk to the Site. The historical operations of the Army are considered recognized environmental conditions to the Site. Additionally, the historical operations of a gasoline station and several dry cleaners pose risks to the Site and are considered recognized environmental conditions.

**Site Reconnaissance** - Observations made on March 27, 2001 at the Site revealed considerable improvements at the Site. The Site has a fourteen-story structure with hard surface improvements around the exterior and a concrete floor on the interior of the building believed to have been constructed in the early 1930s. These impervious surfaces would have provided an effective barrier to subsurface contamination, in the event hazardous material releases ever occurred.

Observations at the Site revealed minor evidence of hazardous material usage and a system was in place to remove hazardous wastes from the Site by the General Services Administration's guidelines.

The crawl space in the basement, at the Site, was not accessed due to Confined Space requirements, but an inspection would help provide insight on operations at the Site, prior to the construction of the present structure on the Site.

Adjoining properties revealed no evidence of hazardous material usage and is not considered recognized environmental conditions to the Site.

## **8.0 CONCLUSIONS AND RECOMMENDATIONS**

---

**Conclusions** - We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-00 of 106 South 15<sup>th</sup> Street, Omaha, NE 68102, the property. There have been no exceptions to, or deletions from, this practice. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

- The LUST release at the Site has not been fully investigated to determine the vertical and horizontal extent of the petroleum contamination.
- The potential exists for contamination from previous Army operations. Hazardous materials associated with Army operations may have impacted the Site.
- The twenty-four LUST facilities near the Site remain to be investigated. These LUST facilities may have impacted the Site with petroleum contaminants.
- The fourteen UST facilities up-gradient of the Site is quite old and remains to be closed and properly investigated. These UST facilities may have impacted the Site with petroleum contaminants.
- The historical gasoline station operations located 200' east of the Site may have impacted the Site with petroleum contamination. The potential contamination would include diesel as well as BETX contaminants.
- The historical clothes cleaning operations, immediately east of the Site at 103 South 15<sup>th</sup> Street and the Chinese laundry north of the Site, may have impacted the Site. Contamination with chlorinated solvents, such as Perchloroethylene, is suspected.

**Recommendations** - Based on the conclusions in this report, the following actions are recommended to further identify the environmental condition of the Site:

- The LUST at the Site is may require further investigation. Check with the NDEQ regarding the tank's current closure status and perform the requested investigative work as requested.
- Hazardous materials associated with Army operations may have impacted the Site. The Site is recommended for investigation to determine if contamination from previous Army operations exists. Intrusive sampling is recommended to determine whether metals or other

hazardous materials associated with Army operations have impacted the groundwater or soil at the Site.

- The twenty-four LUST facilities near the Site may have impacted the Site with petroleum contaminates. Recommend intrusive sampling at the Site to determine if Total Recoverable Petroleum Hydrocarbons or BTEX constituents may have impacted the groundwater or soil at the Site.
- The fourteen UST facilities up-gradient of the Site may have impacted the Site with petroleum contaminates. Recommend intrusive sampling at the Site to determine if Total Recoverable Petroleum Hydrocarbons or BTEX constituents may have impacted the groundwater or soil at the Site.
- The historical gasoline station operations located 200' east of the Site may have impacted the Site with petroleum contamination. Recommend intrusive sampling at the Site to determine if Total Recoverable Petroleum Hydrocarbons or BTEX constituents may have impacted the groundwater or soil at the Site.
- The historical clothes cleaning operations, immediately east of the Site at 103 South 15<sup>th</sup> Street, or the Chinese laundry may have impacted the Site. Recommend intrusive sampling at the Site to determine if chlorinated solvents, such as Perchloroethylene, may have impacted the groundwater or soil at the Site.

## **9.0 LIMITATIONS**

---

This ESA is an instrument of service for the exclusive use of the General Services Administration (Client); the Clients associated Government agencies, and other associated lender(s) only. No third party may use this report, or any information contained herein. With the permission of the Client, MES LLC may authorize a third party to use this Report, and to rely on the information contained in this report, but only to the same extent of the Client's reliance, and subject to the same contractual, technological, and other limitations to which the Client has agreed.

Findings and recommendations of this ESA are based upon information obtained during the performance of this ESA and the conditions existing at the site on the date of the site reconnaissance. Past conditions, uses, etc., were approximated based on available records and observations.

No sampling or testing of soil, water, air or other materials was conducted as part of this ESA. It is possible that contamination may exist, but was undetected by this ESA. The recommendations provided in an ESA do not guarantee that environmental conditions will not arise in the future. The intent of an ESA "is to identify, to the extent feasible pursuant to the processes prescribed herein, recognized environmental conditions in connection with the property."<sup>4</sup>

The results of this Report are based on information obtained by MES LLC, and on observations made during the site reconnaissance. MES LLC does not warrant or guarantee the environmental condition of the subject property, or certify the property as clean.

This Report is based on the current regulatory environment and current regulations and guidance. Regulatory agency interpretations, future regulatory changes, and/or policy, guidance or regulatory attitude changes may affect the environmental status of the site.

No asbestos, asbestos-containing materials (ACM), lead-based paint (LBP), radon, lead in drinking water, regulatory compliance, cultural resources, historical or archeological resources, industrial hygiene, health and safety, endangered species, indoor air quality, high voltage power lines, methane gas, or wetland identification/delineation efforts were performed as part of this ESA.

---

<sup>4</sup>ASTM Standard E 1527-00, p. 10.

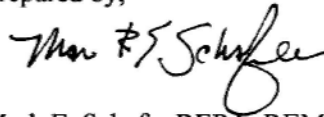


## 10.0 CERTIFICATION AND SIGNATURE

I certify that this document was prepared by me or under my direct personal supervision and that I am a Registered Environmental Property Assessor and a Registered Environmental Manager as certified by the National Registry of Environmental Professionals.

Respectfully submitted,  
Marc Enviro Services LLC

Prepared by,



Mark E. Schafer REPA, REM, QEP, CHMM, CET, RHCMM  
Registered Environmental Property Assessor  
REPA 5906

Registered Environmental Manager  
REM 8345



## **APPENDIX**

---

[Site Vicinity Map - Figure No. 1](#)

[Site Plan - Figure No. 2](#)

[Aerial Map - 1998 - Figure No. 3](#)

[Aerial Map - 1985 - Figure No. 4](#)

[Aerial Map - 1976 - Figure No. 5](#)

[Aerial Map - 1958 - Figure No. 6](#)

[Soil Survey Map - Figure No. 7](#)

[Sanborn Map - 1969 - Figure No. 8](#)

[Sanborn Map - 1962 - Figure No. 9](#)

[Sanborn Map - 1934 - Figure No. 10](#)

[Sanborn Map - 1901 - Figure No. 11](#)

[Sanborn Map - 1890 - Figure No. 12](#)

[Sanborn Map - 1887 - Figure No. 13](#)

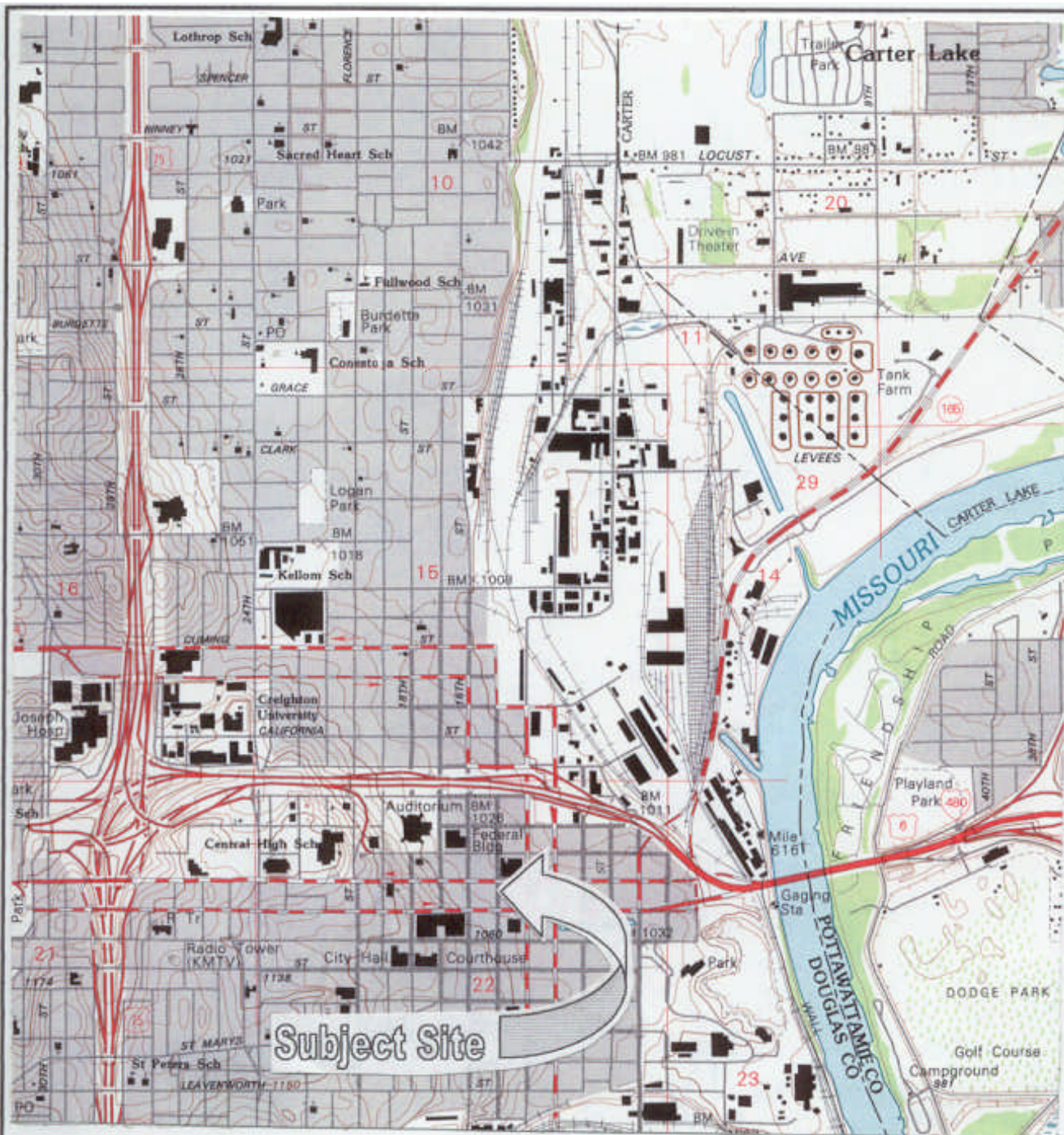
[Oldest Known Site Photograph - 1872 - Old Federal Building](#)

[Historic Site Photograph - April 21, 1910 - Old Federal Building](#)

[Current Photographs \(1 - 14\)](#)

### **EDR Database Information**

References



Source: U.S. Geological Survey  
Omaha North, Nebr. - Iowa 1994.

Subject Site: SW 1/4 of the N/E 1/4, Sect. 22,  
T. 15 N., R. 13 E., Douglas County, Nebraska  
including Lot 1 and the East 2/3 Lot 2, Block 106

Contour Interval 10 Feet

**Marc Enviro Services LLC**

**Site Vicinity Map**

106 South 15th Street  
Omaha, NE 68102

**GSA Building No.: NE0032ZZ**

Drawn: MES

Date: 02/24/2001

Scale: 1" = 2000'

Figure No.: 01

Control No.: MES-01-2001-0003





Source: Street Atlas - DeLorme.



Subject Site: SW 1/4 of the N/E 1/4, Sect. 22,  
T. 15 N., R. 13 E., Douglas County, Nebraska  
including Lot 1 and the East 2/3 Lot2, Block 106.

Control No.: MES-01-2001-0003

## Marc Enviro Services LLC

### Site Plan

106 South 15th Street  
Omaha, NE 68102

GSA Building No.: NE0032ZZ

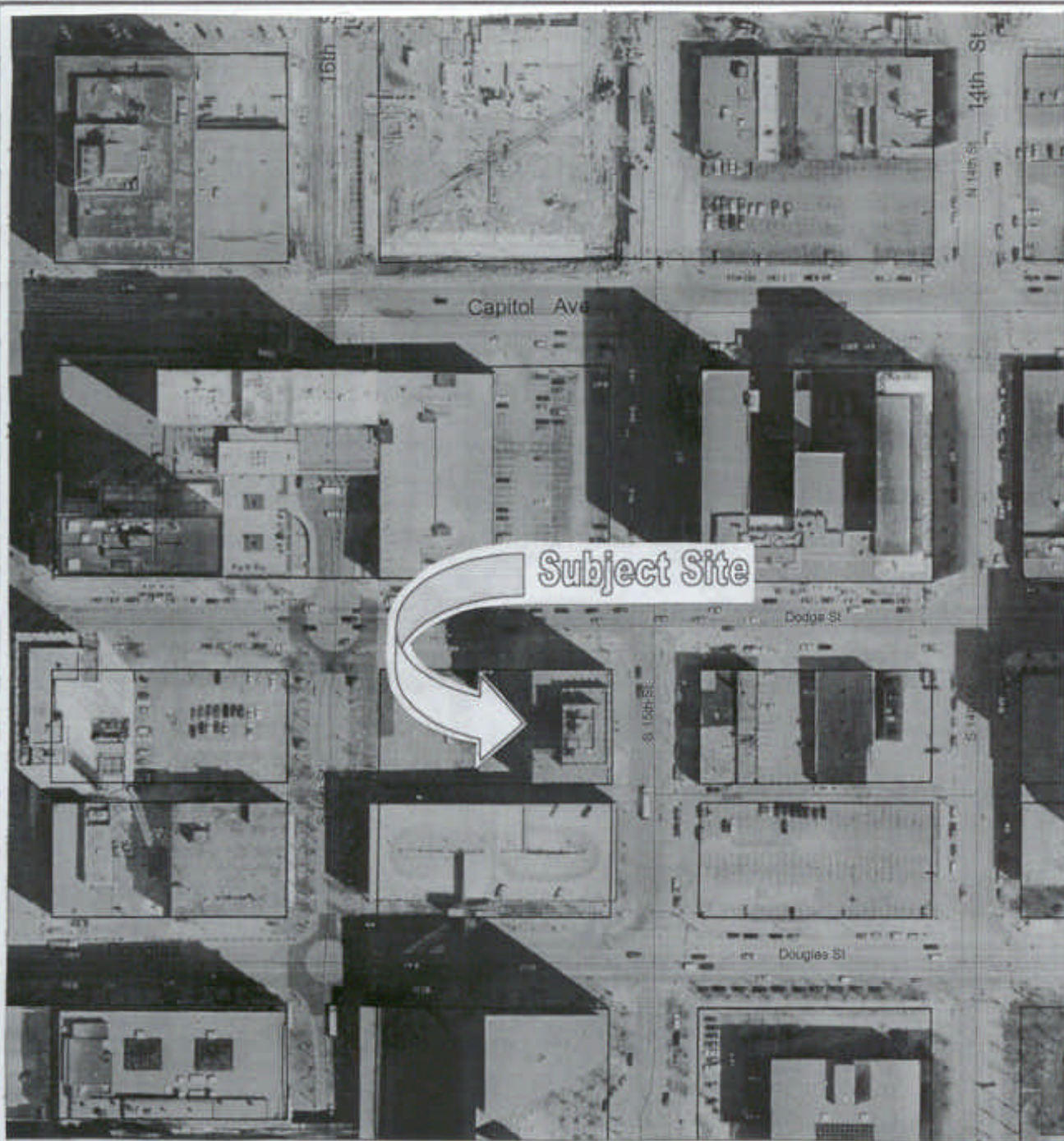
Drawn: MES

Date: 02/24/2001

Scale: None

Figure No.:02





Source: City of Omaha Planning Department  
Omaha, Nebr. - Spring 1998.

Subject Site: SW 1/4 of the NE 1/4, Sect. 22,  
T. 15 N., R. 13 E., Douglas County, Nebraska  
including Lot 1 and the East 2/3 Lot 2, Block 106.



Control No.: MES-01-2001-0003

**Marc Enviro Services LLC**

**Aerial Map - 1998**

106 South 15th Street

Omaha, NE 68102

GSA Building No.: NE0032ZZ

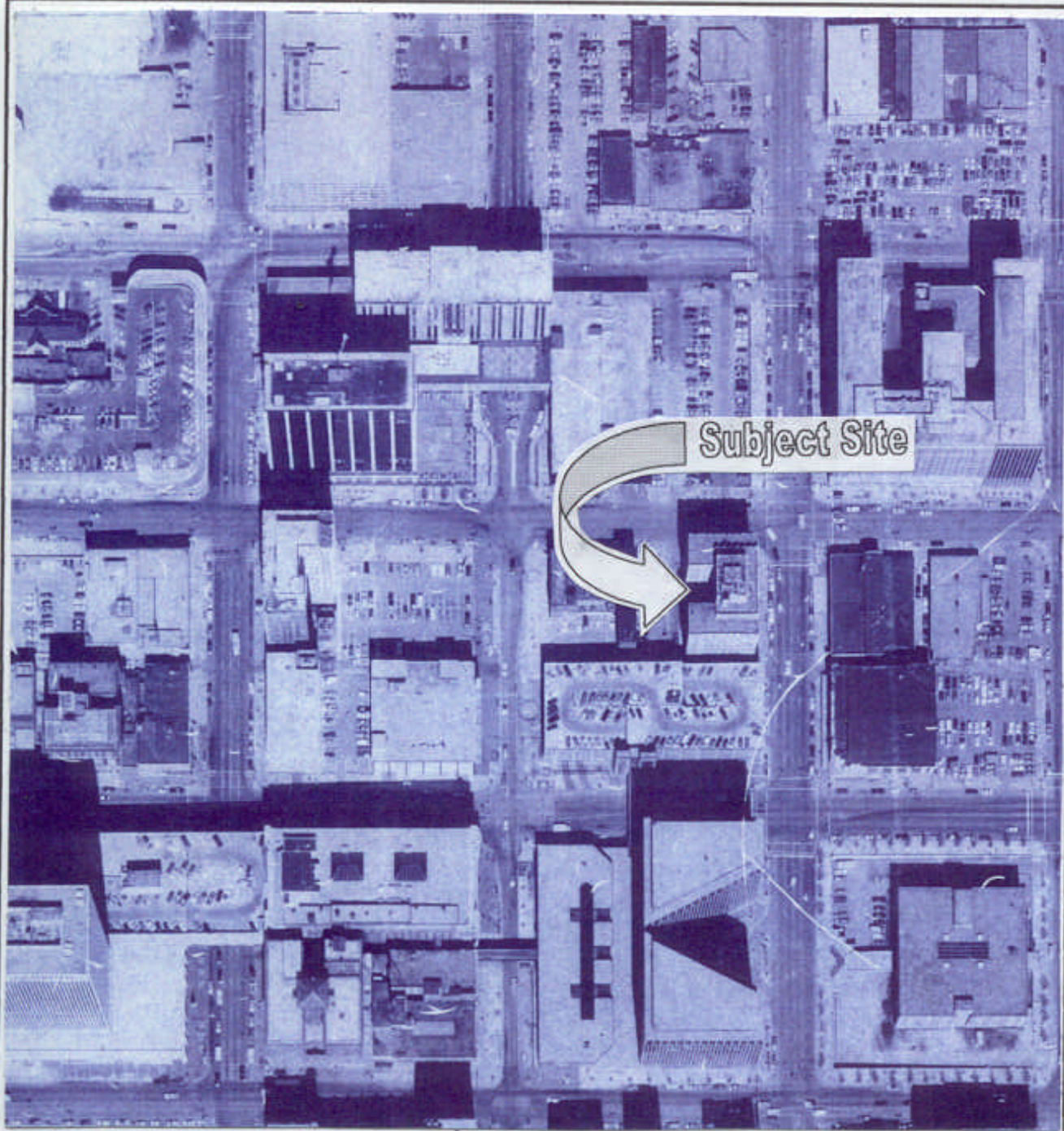
Drawn: MES

Date: 02/24/2001

Scale: 1" = 200'

Figure No.: 03





Source: City of Omaha Planning Department  
Omaha, Nebr. - May 1985.

Subject Site: SW 1/4 of the NE 1/4, Sect. 22,  
T. 15 N., R. 13 E., Douglas County, Nebraska  
including Lot 1 and the East 2/3 Lot 2, Block 106.



**Marc Enviro Services LLC**

**Aerial Map - 1985**

106 South 15th Street  
Omaha, NE 68102

**GSA Building No.: NE0032ZZ**

Drawn: MES

Date: 02/24/2001

Scale: 1" = 200'

Figure No.:04

Control No.: MES-01-2001-0003





Source: City of Omaha Planning Department  
Omaha, Nebr. - November 23 - 25 1976.

Subject Site: SW 1/4 of the N/E 1/4, Sect. 22,  
T. 15 N., R. 13 E., Douglas County, Nebraska  
including Lot 1 and the East 2/3 Lot 2, Block 106.

Control No.: MES-01-2001-0003

**Marc Enviro Services LLC**

**Aerial Map - 1976**

106 South 15th Street  
Omaha, NE 68102

**GSA Building No.: NE0032ZZ**

Drawn: MES

Date: 02/24/2001

Scale: 1" = 200'

Figure No.: 05





Source: City of Omaha Planning Department  
Omaha, Nebr. - 1958.

Subject Site: SW 1/4 of the NE 1/4, Sect. 22,  
T. 15 N., R. 13 E., Douglas County, Nebraska  
including Lot 1 and the East 2/3 Lot 2, Block 106.



Control No.: MES-01-2001-0003

**Marc Enviro Services LLC**

**Aerial Map - 1958**

106 South 15th Street  
Omaha, NE 68102

GSA Building No.: NE0032ZZ

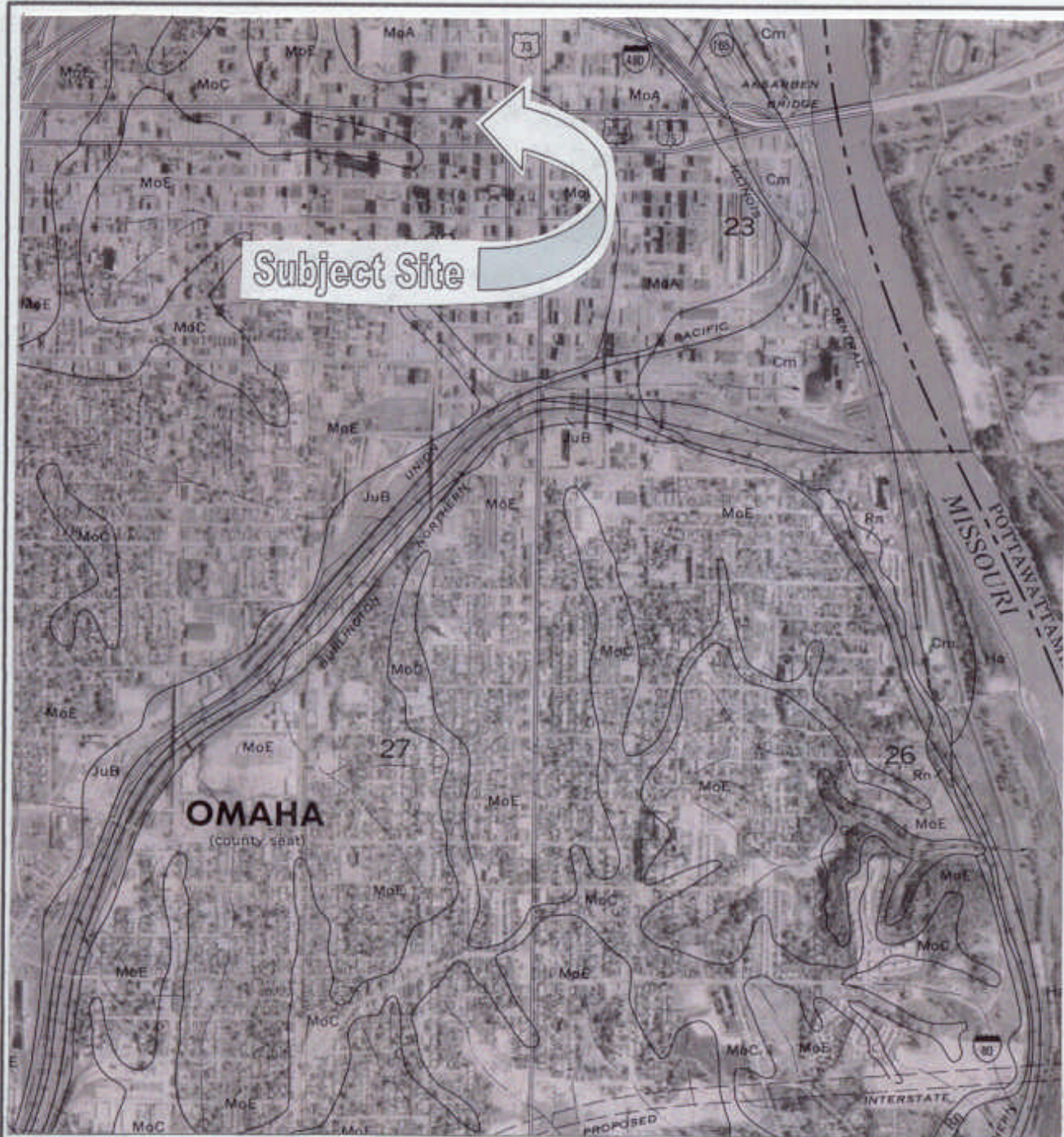
Drawn: MES

Date: 02/24/2001

Scale: None

Figure No.: 06





Source: U.S. Department of Agriculture  
Soils Conservation Service  
Soil Survey of Douglas and Sarpy Counties, Nebraska  
Sheet No. 26.



Subject Site: SW 1/4 of the NE 1/4, Sect. 22,  
T. 15 N., R. 13 E., Douglas County, Nebraska  
including Lot 1 and the East 2/3 Lot 2, Block 106.

Control No.: MES-01-2001-0003

**Marc Enviro Services LLC**

**Soil Survey Map**

106 South 15th Street

Omaha, NE 68102

**GSA Building No.: NE0032ZZ**

Drawn: MES

Date: 02/24/2001

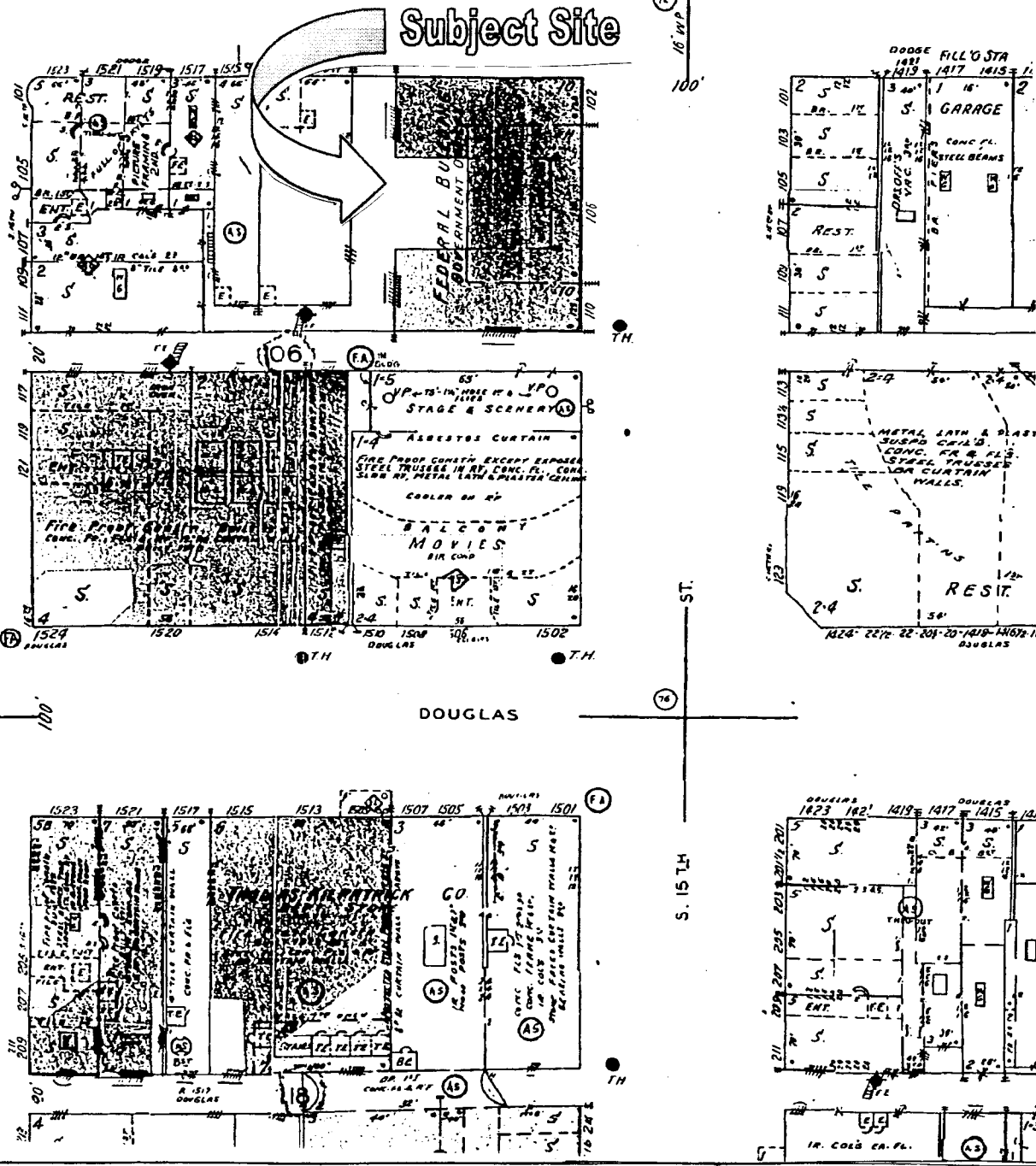
Scale: 1" = 1,667'

Figure No.: 07





# Subject Site



Source: The Sanborn Library, LLC produced by Environmental Data Resources.

Subject Site: SW 1/4 of the NE 1/4, Sect. 22, T. 15 N., R. 13 E., Douglas County, Nebraska including Lot 1 and the East 2/3 Lot 2, Block 106.

**Marc Enviro Services LLC**

**1962 Sanborn Map**

106 South 15th Street

Omaha, NE 68102

**GSA Building No.: NE0032ZZ**

Drawn: MES

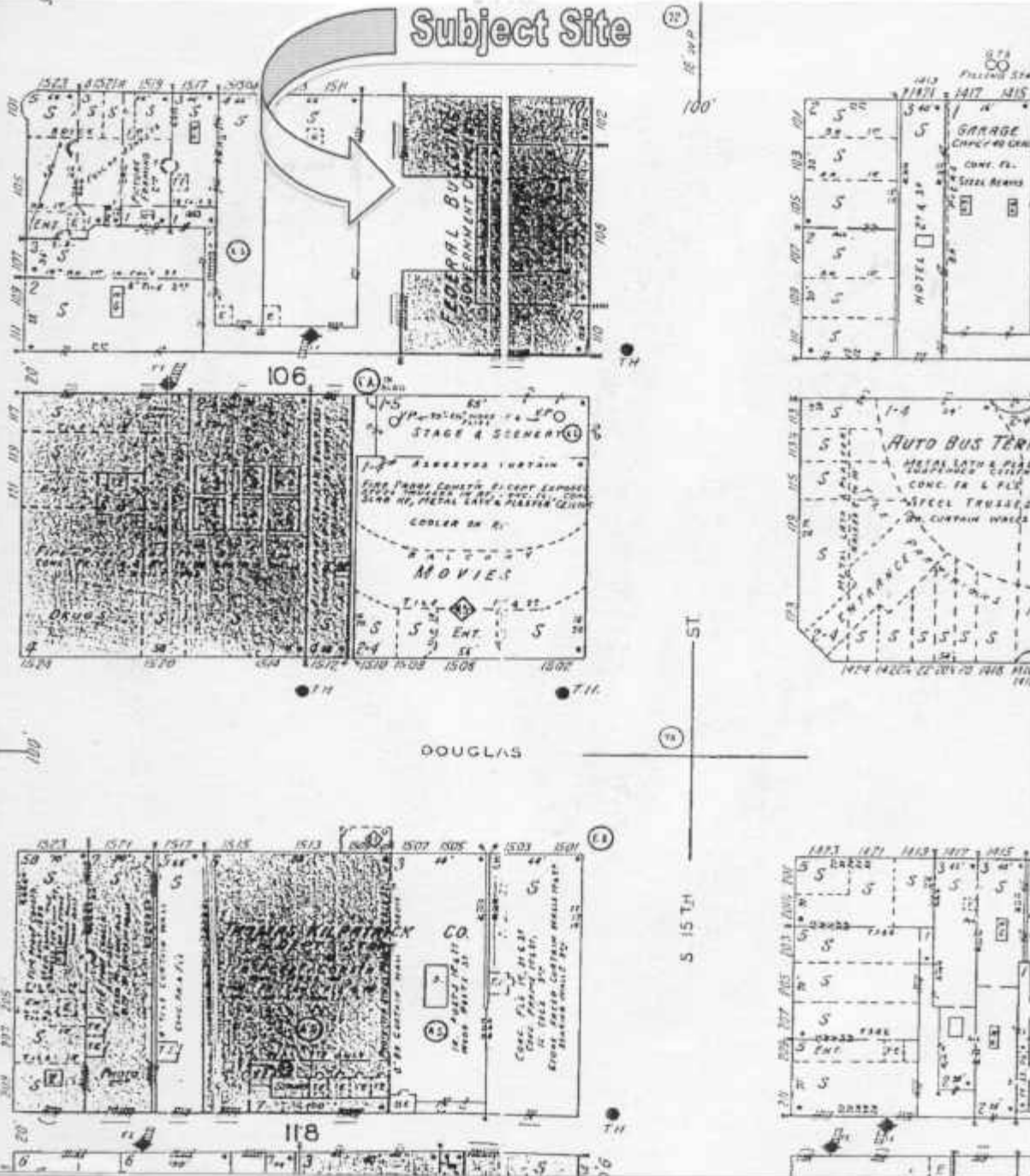
Date: 02/24/2001

Scale: 1" = 80'

Figure No.: 09

Control No.: MES-01-2001-0003

Subject Site



Source: The Sanborn Library, LLC produced by Environmental Data Resources.

Subject Site: SW 1/4 of the NE 1/4, Sect. 22, T. 15 N., R. 13 E., Douglas County, Nebraska including Lot 1 and the East 2/3 Lot 2, Block 106.

**Marc Enviro Services LLC**

**1934 Sanborn Map**

106 South 15th Street  
Omaha, NE 68102

GSA Building No.: NE0032ZZ

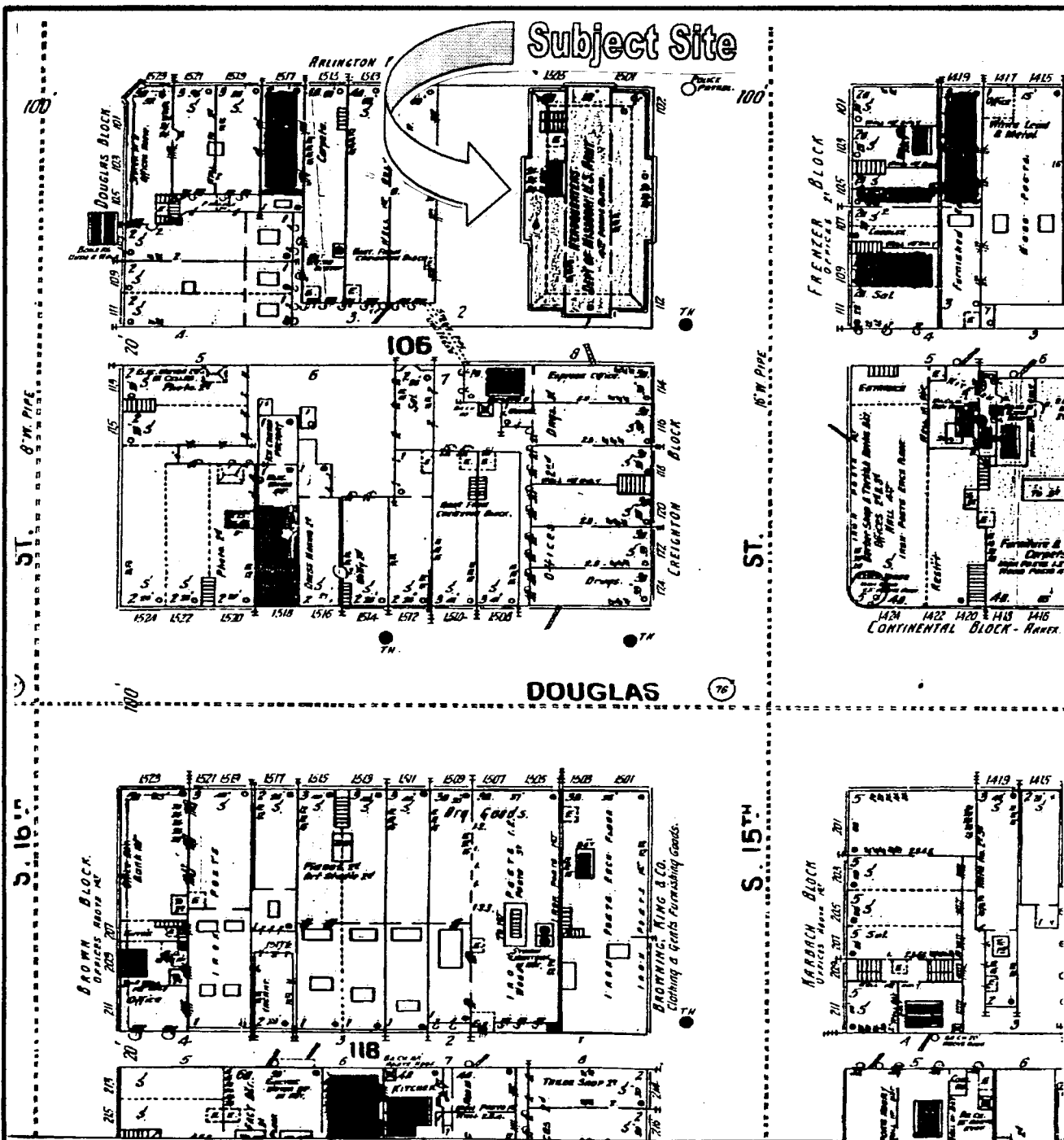
Drawn: MES

Date: 02/24/2001

Scale: 1" = 80'

Figure No.: 10

Control No.: MES-01-2001-0003



Source: The Sanborn Library, LLC produced  
by Environmental Data Resources.

Subject Site: SW 1/4 of the NE 1/4, Sect. 22,  
T. 15 N., R. 13 E., Douglas County, Nebraska  
including Lot 1 and the East 2/3 Lot 2, Block 106.

**Marc Enviro Services LLC**

**1901 Sanborn Map**

106 South 15th Street  
Omaha, NE 68102

**GSA Building No.: NE0032ZZ**

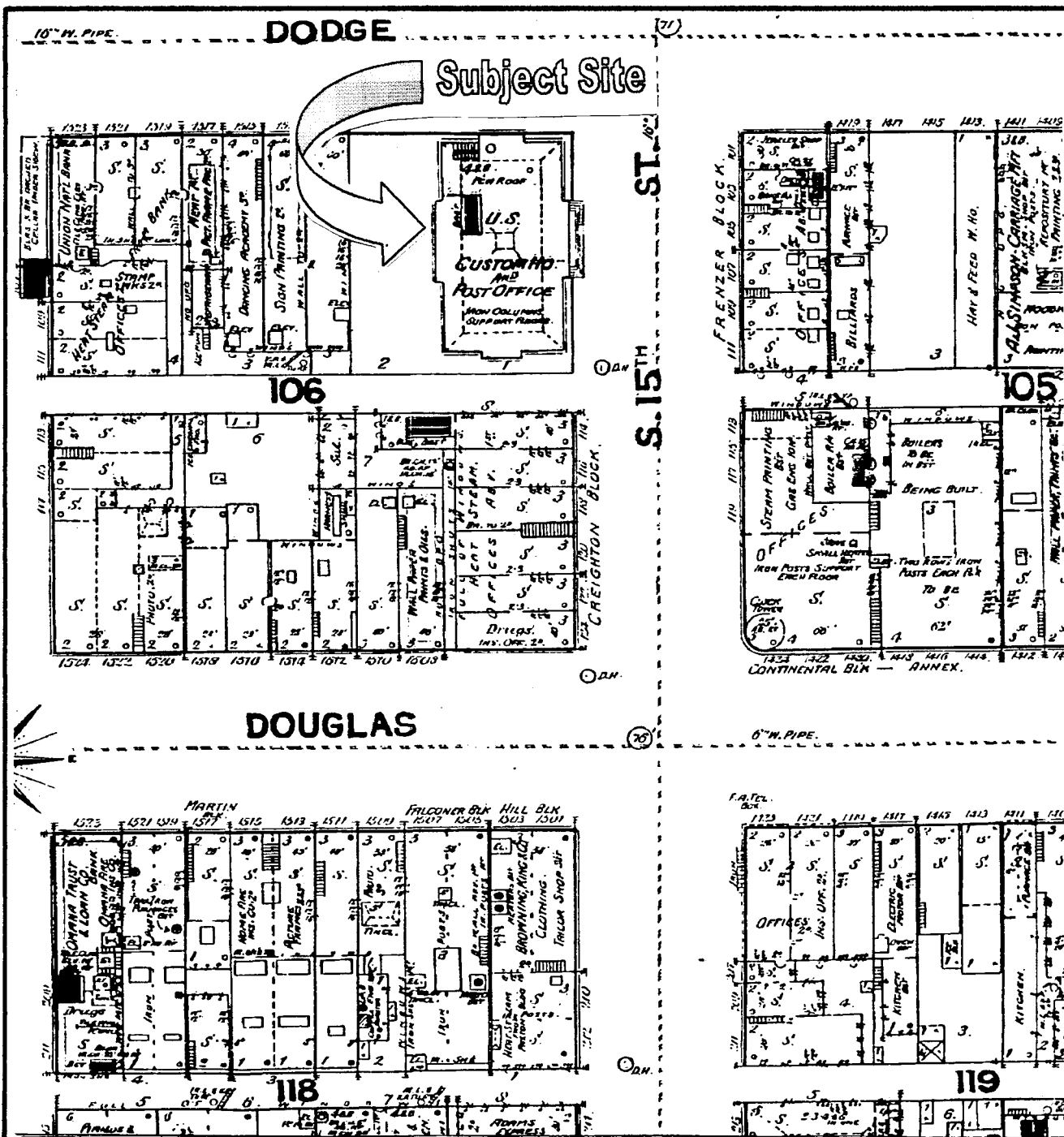
Drawn: MES

Date: 02/24/2001

Scale: 1" = 80'

Figure No.: 11

Control No.: MES-01-2001-0003



Source: The Sanborn Library, LLC produced  
by Environmental Data Resources.

Subject Site: S/W 1/4 of the N/E 1/4, Sect. 22,  
T. 15 N., R. 13 E., Douglas County, Nebraska  
including Lot 1 and the East 2/3 Lot 2, Block 106.



**Marc Enviro Services LLC**

**1890 Sanborn Map**

106 South 15th Street

Omaha, NE 68102

**GSA Building No.: NE0032ZZ**

Drawn: MES

Date: 02/24/2001

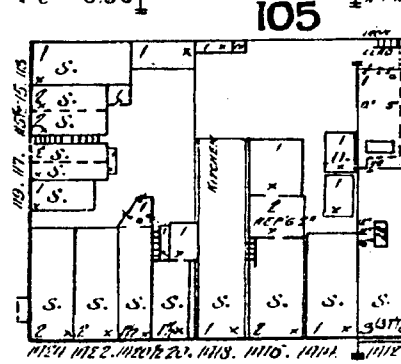
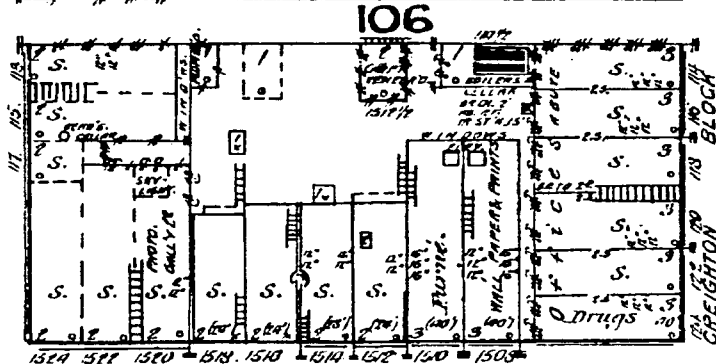
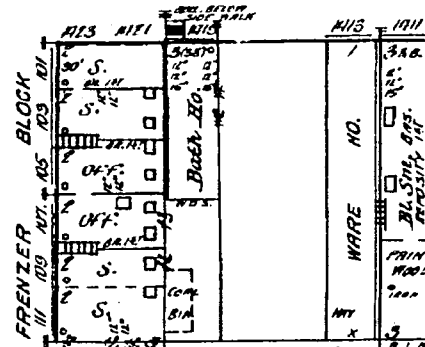
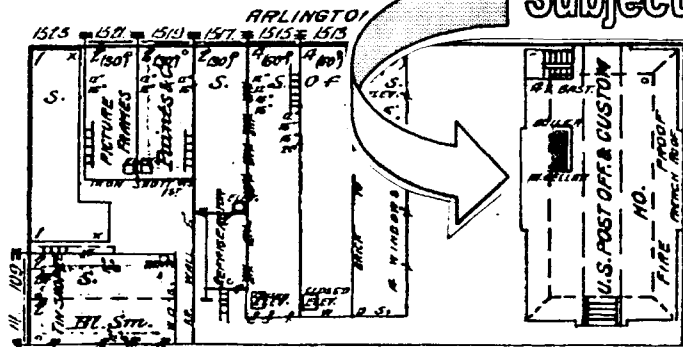
Scale: 1" = 80'

Figure No.: 12

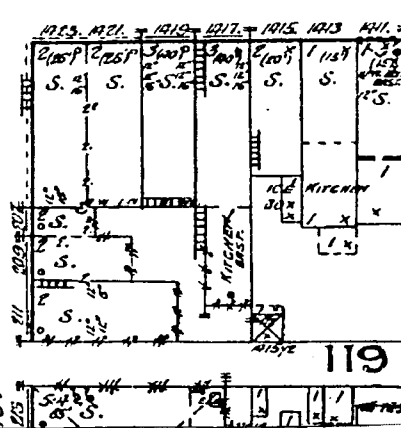
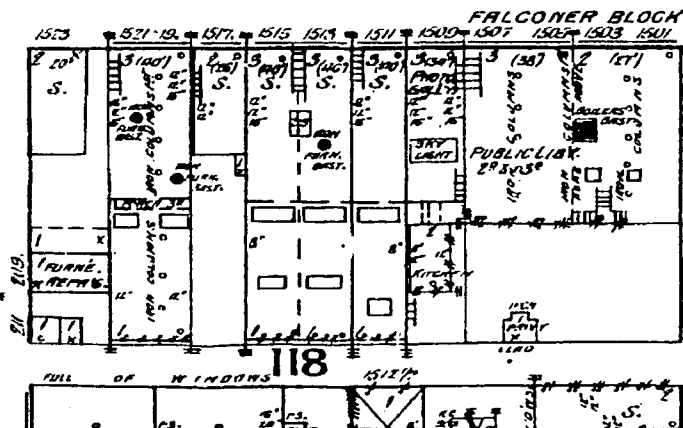
Control No.: MES-01-2001-0003

DODGE

Subject Site



DOUGLAS



Source: The Sanborn Library, LLC produced by Environmental Data Resources.

Subject Site: SW 1/4 of the NE 1/4, Sect. 22, T. 15 N., R. 13 E., Douglas County, Nebraska including Lot 1 and the East 2/3 Lot 2, Block 106.

Marc Enviro Services LLC

1887 Sanborn Map

106 South 15th Street  
Omaha, NE 68102

GSA Building No.: NE0032ZZ

Drawn: MES

Date: 02/24/2001

Scale: 1" = 80'

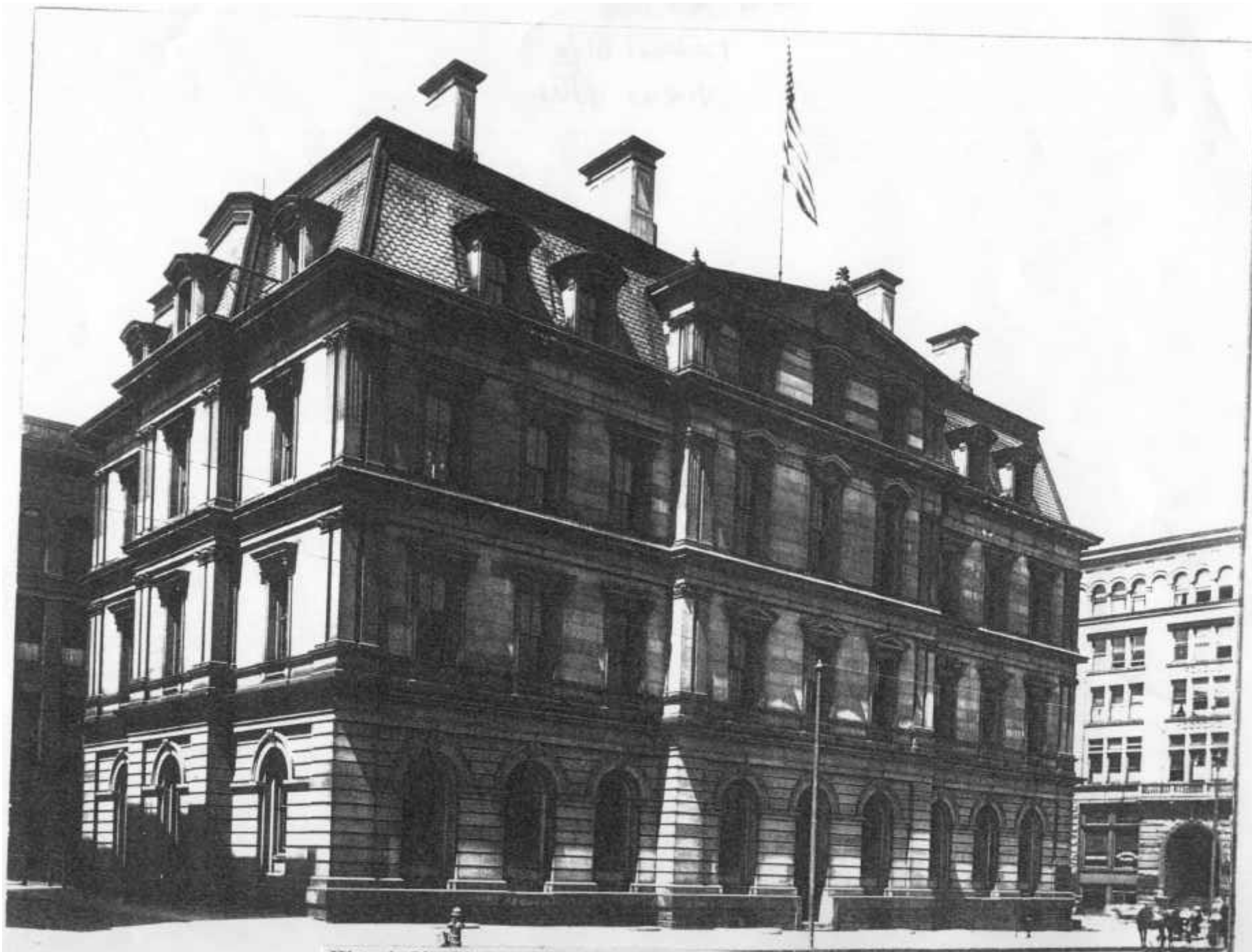
Figure No.: 13

Control No.: MES-01-2001-0003



**Oldest Known Site Photograph - 1872 - Old Federal Building.  
View toward the south-southwest.  
Source: Durham Western Heritage Museum.**





Historic Site Photograph - April 21, 1910 - Old Federal Building.  
View toward the northwest.  
Source: Durham Western Heritage Museum.



View is southwest toward the Site.

1

**Photograph Log**

Phase I Environmental Assessment  
GSA Building NE0032ZZ  
106 South 15<sup>th</sup> Street  
Omaha, NE 68102

**Marc Enviro Services LLC**

14532 Seward Street  
Omaha, NE 68154  
Project No. MES-01-2001-0003



View is east northeasterly toward the Site.

**Photograph Log**  
Phase I Environmental Assessment  
GSA Building NE0032ZZ  
106 South 15<sup>th</sup> Street  
Omaha, NE 68102

**Marc Enviro Services LLC**  
14532 Seward Street  
Omaha, NE 68154  
Project No. MES-01-2001-0003





3

View is toward the east showing the Site on the left and the alleyway, which is immediately south of the Site.



4

View is north and shows the westerly property line at the Site.

**Photograph Log**  
Phase I Environmental Assessment  
GSA Building NE0032ZZ  
106 South 15<sup>th</sup> Street  
Omaha, NE 68102

**Marc Enviro Services LLC**  
14532 Seward Street  
Omaha, NE 68154  
Project No. MES-01-2001-0003





5

View shows a steel trap door in the basement, which is the entrance to the crawl space under the building on the Site.



6

View shows a floor drain and the sump in the Boiler Room located in the basement of the structure on the Site.

**Photograph Log**  
Phase I Environmental Assessment  
GSA Building NE0032ZZ  
106 South 15<sup>th</sup> Street  
Omaha, NE 68102

**Marc Enviro Services LLC**  
14532 Seward Street  
Omaha, NE 68154  
Project No. MES-01-2001-0003





7

View shows the hydraulic components of an elevator in the basement of the building on the Site.



8

View is southwest and shows the loading/unloading dock located on the West Side of the structure on the Site.

#### Photograph Log

Phase I Environmental Assessment  
GSA Building NE0032ZZ  
106 South 15<sup>th</sup> Street  
Omaha, NE 68102

#### Marc Enviro Services LLC

14532 Seward Street  
Omaha, NE 68154  
Project No. MES-01-2001-0003





9

View is northwest and shows the construction of the adjacent multi-level parking structure near the Site.



10

View is northeast and shows the Union Pacific Railroad office building northeast of the Site.

**Photograph Log**  
Phase I Environmental Assessment  
GSA Building NE0032ZZ  
106 South 15<sup>th</sup> Street  
Omaha, NE 68102

**Marc Enviro Services LLC**  
14532 Seward Street  
Omaha, NE 68154  
Project No. MES-01-2001-0003





11

View is southwest and shows the adjacent multi-level parking garage located south of the Site.



12

View is southeast and shows the adjacent surface-level automobile parking, which is located southeast of the Site.

#### Photograph Log

Phase I Environmental Assessment  
GSA Building NE0032ZZ  
106 South 15<sup>th</sup> Street  
Omaha, NE 68102

#### Marc Enviro Services LLC

14532 Seward Street  
Omaha, NE 68154  
Project No. MES-01-2001-0003





13

View is southeast and shows the adjacent structure east of the Site where a dry cleaning operation previously existed.



14

View is west and shows the approximate location where a gasoline station existed. The Site is seen in the background.

**Photograph Log**  
Phase I Environmental Assessment  
GSA Building NE0032ZZ  
106 South 15<sup>th</sup> Street  
Omaha, NE 68102

**Marc Enviro Services LLC**  
14532 Seward Street  
Omaha, NE 68154  
Project No. MES-01-2001-0003

## REFERENCES

---

Environmental Data Resources, Inc.  
3530 Post Road  
Southport, Connecticut 06490

W. Dale Clark Library  
215 S. 15<sup>th</sup> Street  
Omaha, NE 68102

Omaha City Engineering  
Permits and Planning Department  
Room 1100  
1819 Farnam Street  
Omaha, NE 68102

Douglas County Offices  
Register of Deeds  
Civic Center  
1819 Farnam Street  
Omaha, NE 68102

Douglas County Offices  
Land Assessor  
Civic Center  
1819 Farnam Street  
Omaha, NE 68102

Durham Western Heritage Museum  
801 South 10<sup>th</sup> Street  
Omaha, NE 68108

Nebraska State Fire Marshall  
Fuels Division  
246 South 14<sup>th</sup> Street  
Lincoln, NE 68508-1804

United States Department of Agriculture  
Soil Conservation Service  
Soil Survey of Douglas and Sarpy Counties, Nebraska  
By Paul A. Bartlett - December 1975.